

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Star Lake / 27

**Previous Physical Inspection:** 2000

### Sales - Improved Summary:

Number of Sales: 735

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$56,600	\$144,400	\$201,000	\$210,400	95.5%	7.19%
<b>2003 Value</b>	\$58,700	\$150,300	\$209,000	\$210,400	99.3%	6.87%
<b>Change</b>	+\$2,100	+\$5,900	+\$8,000		+3.8%	-0.32%
<b>% Change</b>	+3.7%	+4.1%	+4.0%		+4.0%	-4.41%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.32% and -4.41% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different than the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$57,300	\$136,300	\$193,600
<b>2003 Value</b>	\$59,500	\$143,000	\$202,500
<b>Percent Change</b>	+3.8%	+4.9%	+4.6%

Number of improved Parcels in the Population: 6919

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in the newer subdivisions of Dmitrie's Place, Hadley Place, Hillcrest East II, and Star Lake Glen required a slight downward adjustment, while parcels in the newer subdivision of Greenwood Lane required less of an upward adjustment than most parcels. On the other hand, parcels in the new subdivision of Woodbrook Div 2, grade 6 houses with no basement and no waterfront, and 1 story houses grade 7 and higher with a basement and no waterfront required a greater upward adjustment than other parcels.

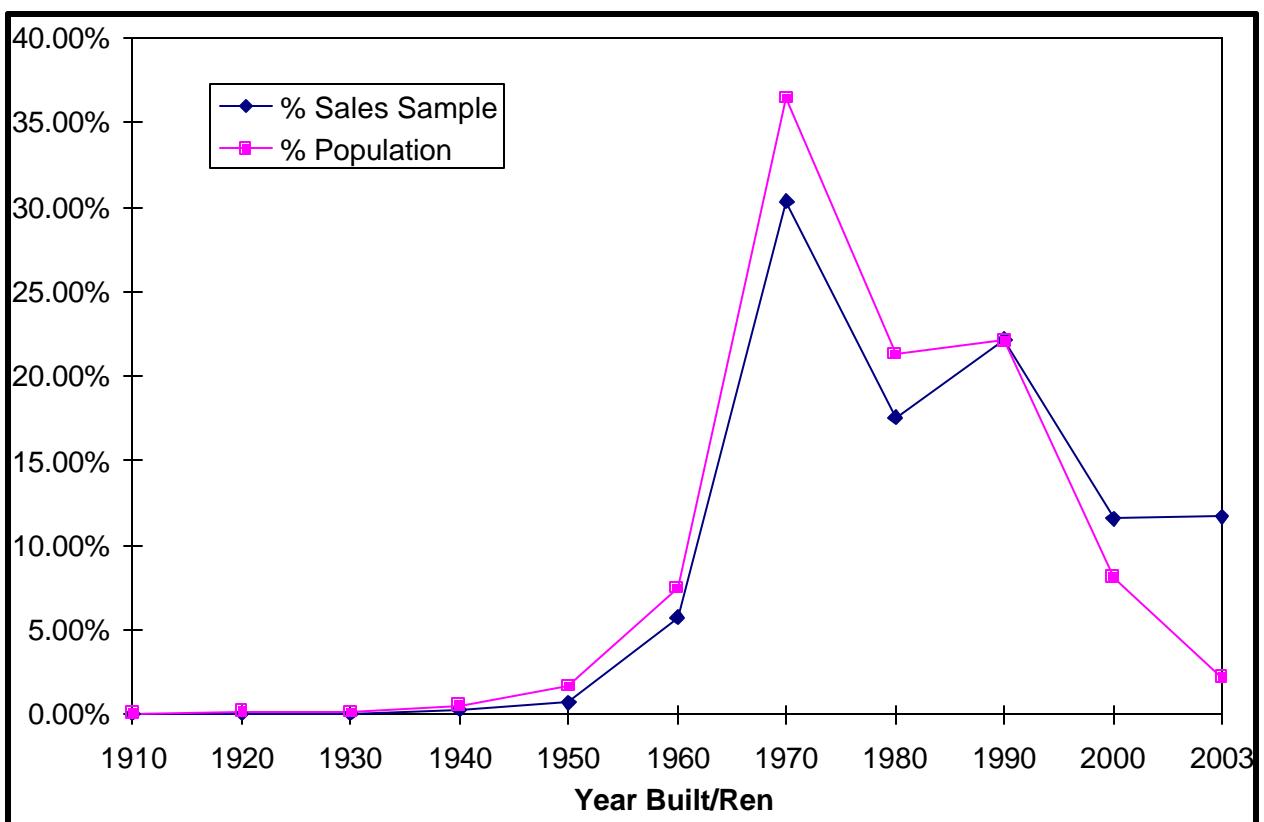
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.27%
1950	5	0.68%
1960	42	5.71%
1970	223	30.34%
1980	129	17.55%
1990	163	22.18%
2000	85	11.56%
2003	86	11.70%
	735	

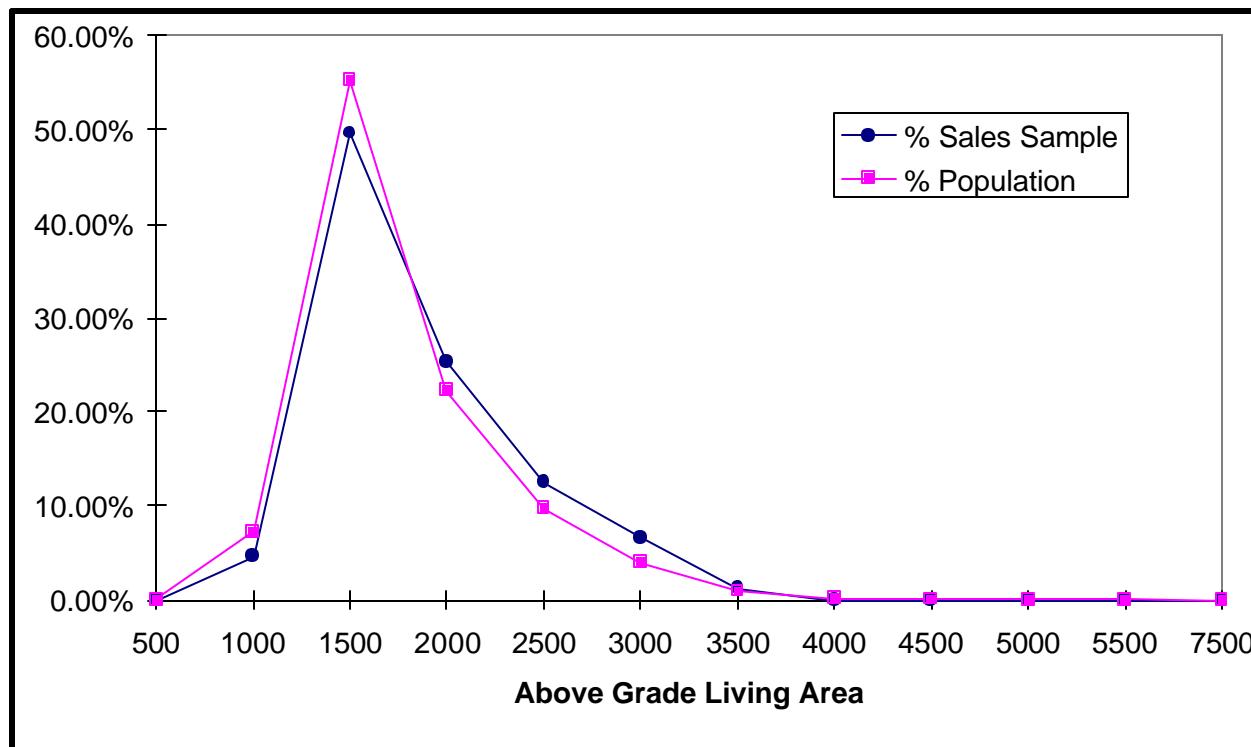
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.04%
1920	10	0.14%
1930	8	0.12%
1940	35	0.51%
1950	115	1.66%
1960	516	7.46%
1970	2520	36.42%
1980	1473	21.29%
1990	1528	22.08%
2000	560	8.09%
2003	151	2.18%
	6919	



The sales sample frequency distribution follows the population distribution fairly closely with regard to year built or year renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.03%
1000	34	4.63%	1000	505	7.30%
1500	365	49.66%	1500	3823	55.25%
2000	186	25.31%	2000	1544	22.32%
2500	92	12.52%	2500	676	9.77%
3000	49	6.67%	3000	279	4.03%
3500	9	1.22%	3500	69	1.00%
4000	0	0.00%	4000	11	0.16%
4500	0	0.00%	4500	6	0.09%
5000	0	0.00%	5000	2	0.03%
5500	0	0.00%	5500	2	0.03%
7500	0	0.00%	7500	0	0.00%
	735			6919	

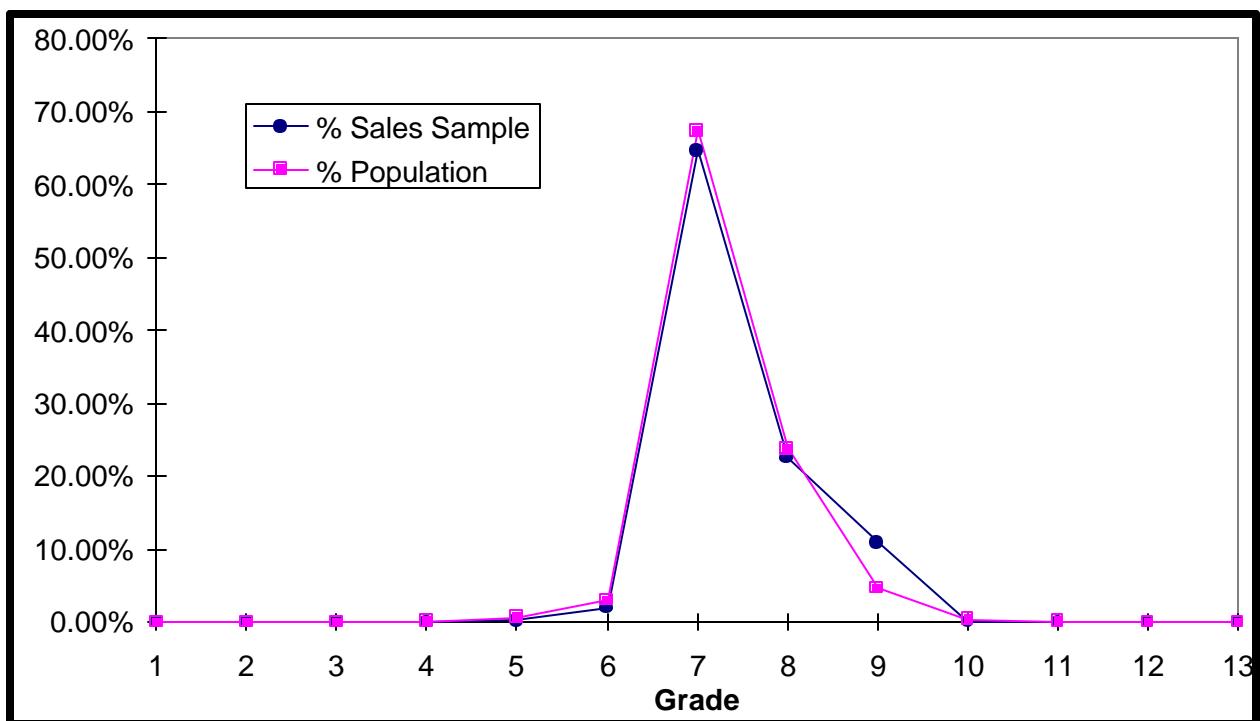


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Grade**

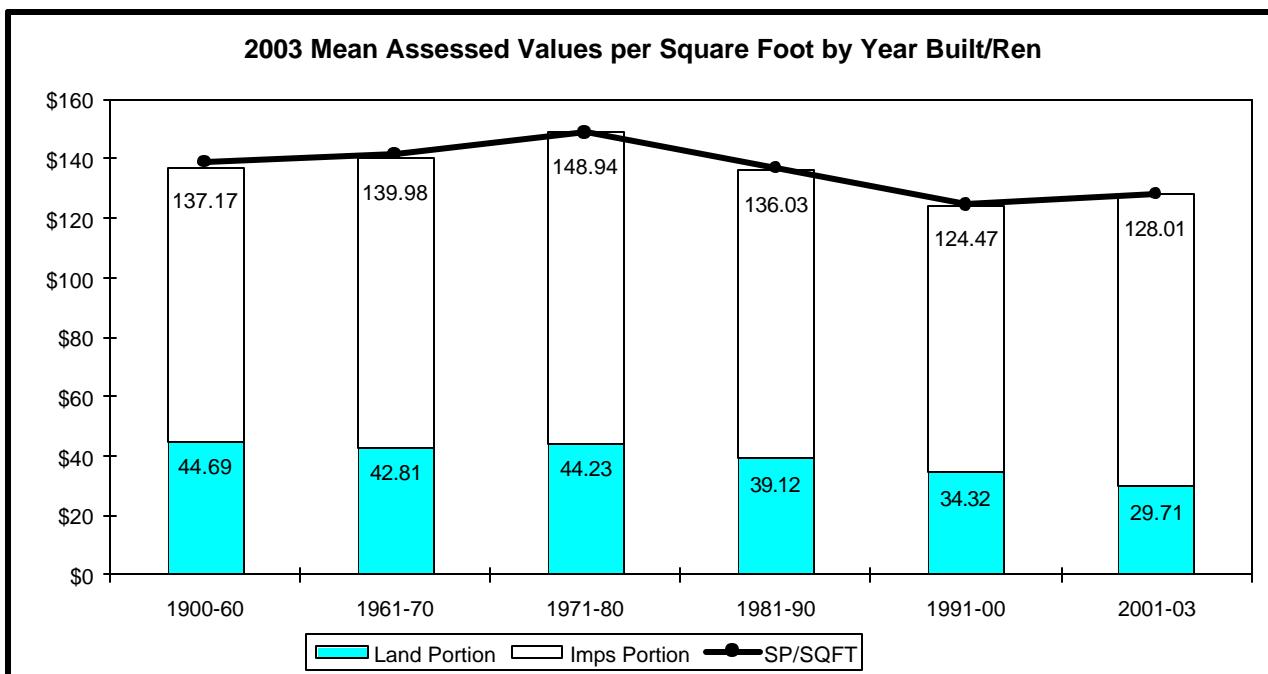
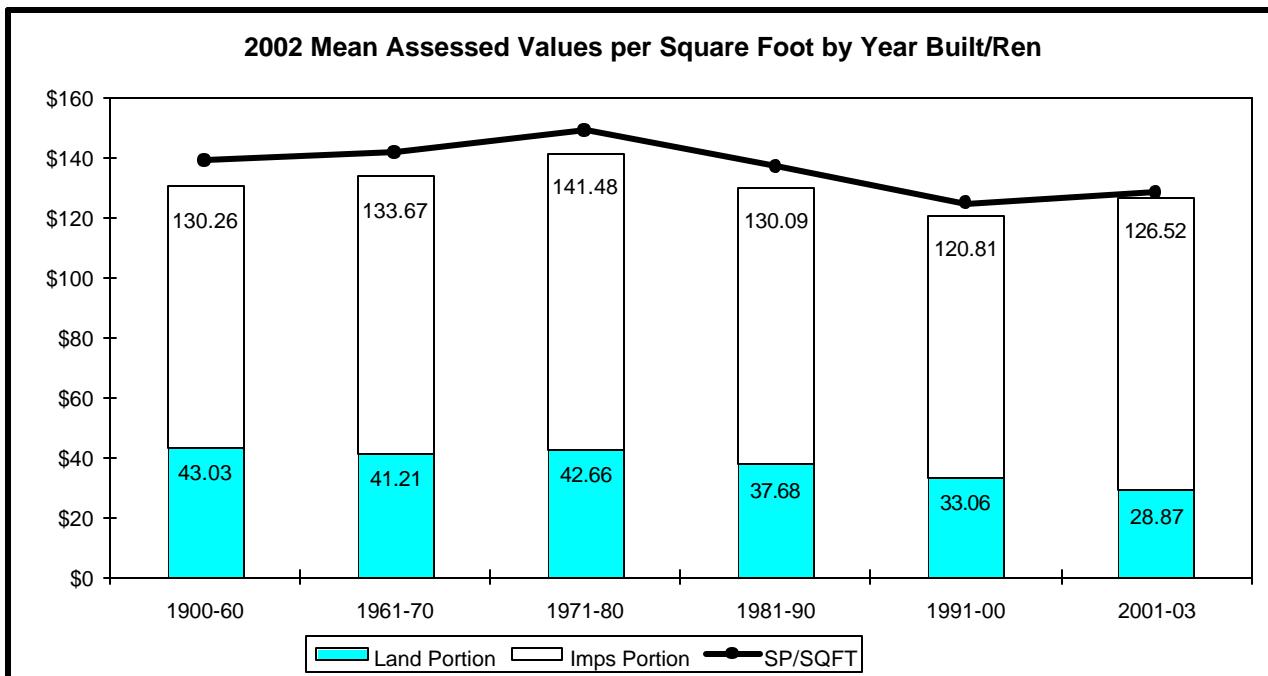
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.14%
6	14	1.90%
7	475	64.63%
8	165	22.45%
9	80	10.88%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	7	0.10%
5	41	0.59%
6	207	2.99%
7	4663	67.39%
8	1644	23.76%
9	325	4.70%
10	27	0.39%
11	4	0.06%
12	0	0.00%
13	0	0.00%
	6919	



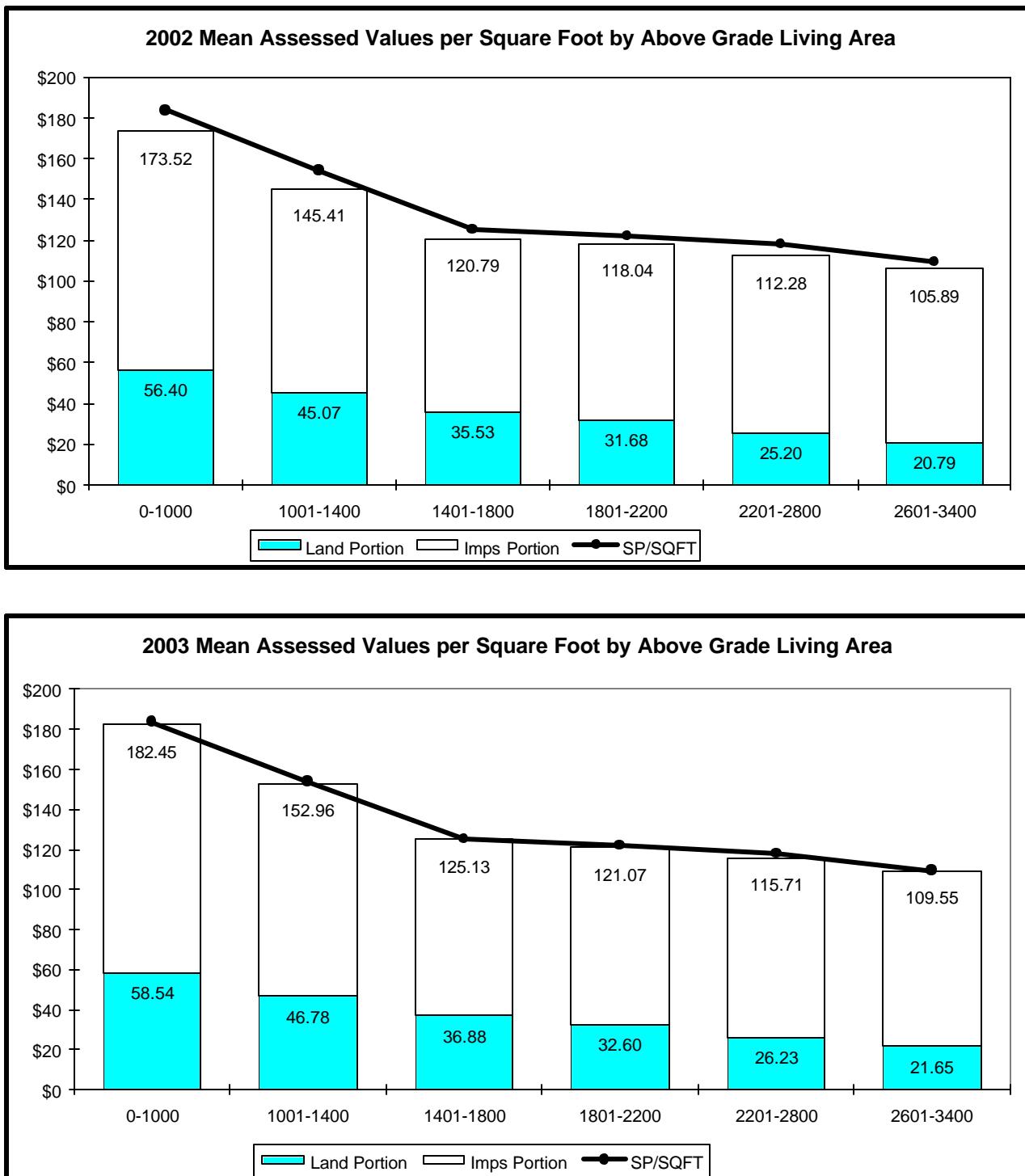
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



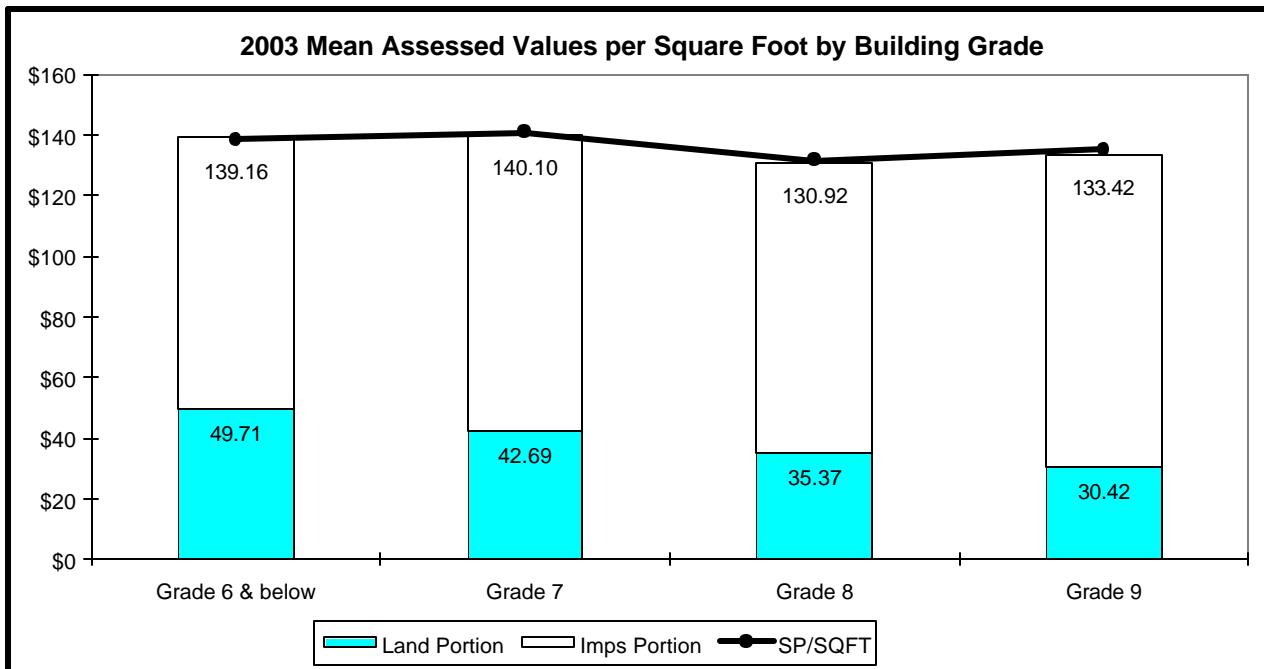
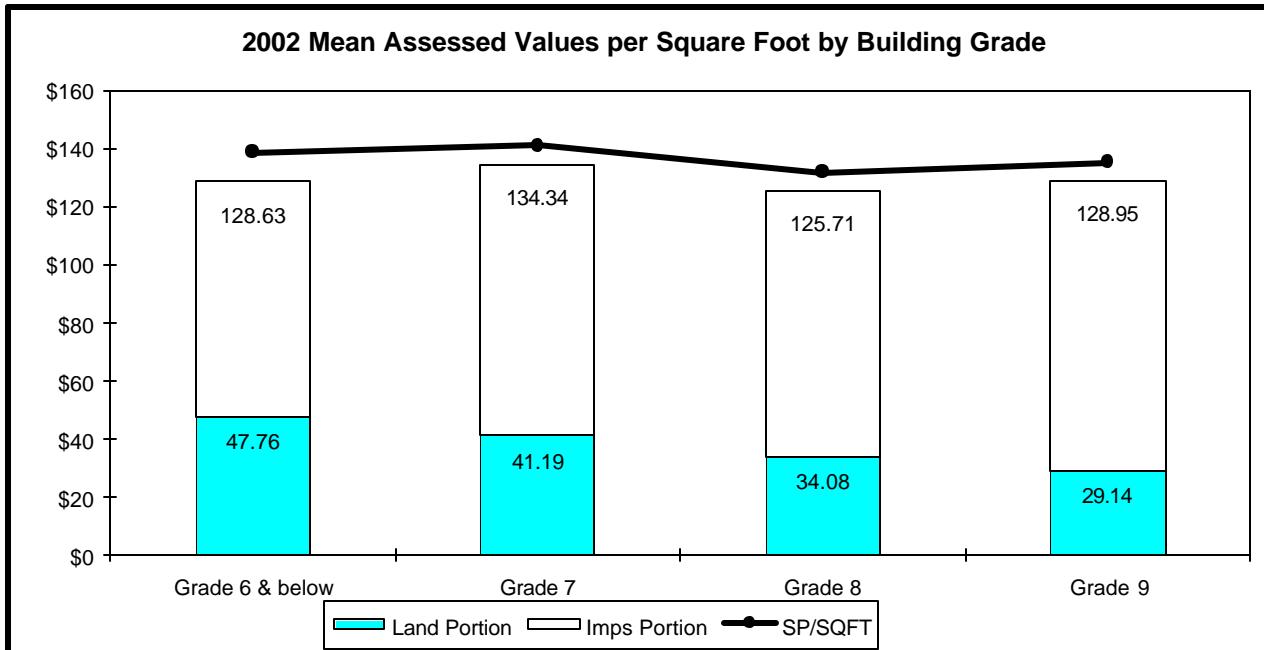
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There was only one Grade 5 in the sales sample.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 14 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.8% increase in land assessments in the area for the 2003 Assessment Year. To achieve better equalization with similar subdivisions, land values in Hillcrest East II (major 332681) were adjusted downward slightly. The formula is:

$$\begin{aligned} \text{2003 Land Value} &= 2002 \text{ Land Value} \times .95 \text{ if in major 332681, otherwise;} \\ &\quad 2002 \text{ Land Value} \times 1.05 \text{ with the result rounded down to the next \$1,000.} \end{aligned}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 735 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in the newer subdivisions of Dmitrie's Place, Hadley Place, Hillcrest East II, and Star Lake Glen required a slight downward adjustment, while parcel in the newer subdivision of Greenwood Lane required less of an upward

### ***Improved Parcel Update (continued)***

adjustment than most parcels. On the other hand, parcels in the new subdivision of Woodbrook Div 2, grade 6 houses with no basement and no waterfront, and 1 story houses grade 7 and higher with a basement and no waterfront required a greater upward adjustment than other parcels.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (0.9614748 + 0.05939194 if in Major 204800 + 0.03361987 if in Major 289555 + 0.05808828 if in Major 298950 + 0.06305625 if in Major 332681 + 0.06464066 if in Major 796765 + -0.04567192 if in Major 951096 + -0.04636684 if Grade = 6, total basement=0, and no waterfront, + -0.01848118 if Grade>=7, Stories=1, Total Basement>0, and no waterfront)

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

*Other:*

- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.041)
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, then there is no change to the improvement portion of the value. (2003 Land Value + Previous Improvement Value \* 1.00).
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value \* 1.041, with results rounded down to the next \$1,000

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 27 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.01%

<b>Plat204800</b> <b>(Dmitrie's Place)</b>	<b>Yes</b>
% Adjustment	-6.05%
<b>Plat289555</b> <b>(Greenwood Lane)</b>	<b>Yes</b>
% Adjustment	-3.51%
<b>Plat298950 (Hadley Place)</b>	<b>Yes</b>
% Adjustment	-5.93%
<b>Plat332681 (Hillcrest East II)</b>	<b>Yes</b>
% Adjustment	-6.40%
<b>Plat796765 (Star Lake Glen)</b>	<b>Yes</b>
% Adjustment	-6.55%
<b>Plat951096 (Woodbrook Div 2)</b>	<b>Yes</b>
% Adjustment	5.19%
<b>Grade6 No Bsmt &amp; Non-Waterfront</b>	<b>Yes</b>
% Adjustment	5.27%
<b>One Story With Bsmt, &gt;=Grade 7, non-waterfront</b>	<b>Yes</b>
% Adjustment	2.04%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 6 house with no basement would *approximately* receive a 9.28% upward adjustment (4.01% + 5.27%).

Generally, newer subdivisions were assessed at a higher level than other parcels, while grade 6 houses without basements and 1 story houses with basements were assessed at a lower level. The model corrects for these strata differences.

42% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 27 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
204800	Dmitrie's Place	11	34	32%	SW 3-21-4	12	7	2001 thru 2002	S 304 <sup>th</sup> ST & 37 <sup>th</sup> AV S
289555	Greenwood Lane	25	33	76%	SW 2-21-4	11	7	2000	51 <sup>st</sup> AV S & S 296 <sup>th</sup> ST
298950	Hadley Place	14	18	78%	NE 34-22-5	9	9	2001 thru 2002	S Star Lake Rd & 46 <sup>th</sup> AV S
332681	Hillcrest East II	8	12	67%	NW 2-21-4	11	7	2002	S 288 <sup>th</sup> St & 51 <sup>st</sup> AV S
796765	Star Lake Glen	15	17	88%	SW 34-22-4	9	8	2001	S Star Lake Rd & 42 <sup>nd</sup> AV S
951096	Woodbrook Div 2	9	19	47%	SW 35-22-4	9	9	2002	55 <sup>th</sup> AV S & S 288 <sup>th</sup> ST

## Area 27 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Grade 6 & less	15	0.929	1.004	8.1%	0.952	1.055
7	475	0.957	0.996	4.1%	0.990	1.002
8	165	0.957	0.992	3.7%	0.981	1.004
9	80	0.952	0.987	3.7%	0.974	1.000
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	49	0.940	0.989	5.2%	0.966	1.012
1961-1970	223	0.945	0.989	4.6%	0.979	0.999
1971-1980	129	0.953	1.001	5.1%	0.989	1.014
1981-1990	163	0.948	0.990	4.4%	0.981	1.000
1991-2000	85	0.966	0.995	3.1%	0.983	1.008
>2000	86	0.983	0.997	1.5%	0.986	1.008
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	628	0.956	0.993	3.8%	0.988	0.998
Good	107	0.950	0.997	5.0%	0.983	1.012
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	466	0.947	0.995	5.0%	0.988	1.001
1.5	11	0.928	0.970	4.5%	0.920	1.020
2	258	0.968	0.993	2.5%	0.986	1.000
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	34	0.945	0.993	5.1%	0.973	1.013
1001-1400	303	0.945	0.994	5.2%	0.986	1.003
1401-1800	207	0.965	1.000	3.6%	0.991	1.008
1801-2200	90	0.967	0.992	2.6%	0.979	1.005
2201-2800	81	0.951	0.980	3.1%	0.966	0.994
2801-3400	20	0.969	1.003	3.5%	0.983	1.023

## Area 27 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	696	0.957	0.994	3.9%	0.989	0.999
Y	39	0.939	0.983	4.6%	0.957	1.009
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	731	0.956	0.994	4.0%	0.989	0.999
Y	4	0.944	0.980	3.9%	0.774	1.186
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	216	0.950	0.997	5.0%	0.986	1.008
9	144	0.965	0.995	3.1%	0.984	1.005
11	112	0.959	0.988	3.0%	0.978	0.997
12	263	0.952	0.992	4.3%	0.984	1.000
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-5000	34	1.004	0.998	-0.6%	0.985	1.011
5001-8000	307	0.958	0.994	3.8%	0.987	1.002
8001-12000	294	0.950	0.992	4.4%	0.984	0.999
12001-16000	44	0.957	1.002	4.6%	0.979	1.024
16001-20000	28	0.936	0.984	5.1%	0.953	1.014
Over 20000	28	0.955	0.995	4.2%	0.957	1.033
Plat204800 (Dmitrie's Place)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	724	0.955	0.993	4.1%	0.988	0.998
Y	11	1.020	0.999	-2.1%	0.975	1.022
Plat289555 (Greenwood Lane)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	710	0.954	0.993	4.1%	0.988	0.999
Y	25	0.994	0.994	0.0%	0.980	1.008

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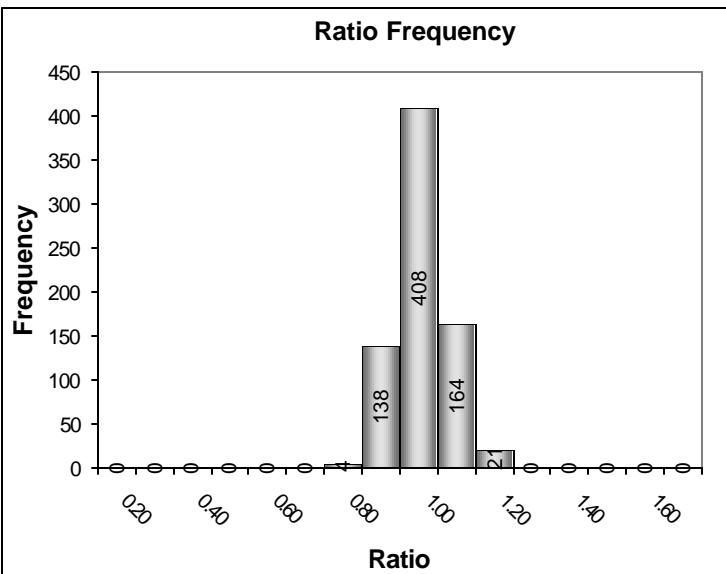
It is difficult to draw valid conclusions when the sales count is low.

Plat298950 (Hadley Place)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	721	0.954	0.993	4.1%	0.988	0.998
Y	14	1.018	0.997	-2.0%	0.974	1.020
Plat332681 (Hillcrest East II)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	727	0.955	0.993	4.1%	0.988	0.998
Y	8	1.024	0.999	-2.5%	0.985	1.012
Plat796765 (Star Lake Glen)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	720	0.954	0.993	4.2%	0.988	0.998
Y	15	1.026	0.998	-2.8%	0.966	1.029
Plat951096 (Woodbrook Div 2)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	726	0.956	0.993	3.9%	0.988	0.998
Y	9	0.917	1.000	9.0%	0.971	1.028
Grade 6 No Bsmt & non- waterfront	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	722	0.956	0.994	3.9%	0.989	0.998
Y	13	0.911	0.992	9.0%	0.936	1.049
One Stry with Bsmt, >=Grade 7, non- waterfront	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	479	0.964	0.994	3.1%	0.988	1.000
Y	256	0.939	0.993	5.8%	0.984	1.002

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 2/25/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>27 - Star Lake</b>	<b>Appr ID:</b> <b>DGIB</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	735		
<b>Mean Assessed Value</b>	201,000		
<b>Mean Sales Price</b>	210,400		
<b>Standard Deviation AV</b>	49,896		
<b>Standard Deviation SP</b>	53,091		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.959		
<b>Median Ratio</b>	0.957		
<b>Weighted Mean Ratio</b>	0.955		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.782		
<b>Highest ratio:</b>	1.165		
<b>Coefficient of Dispersion</b>	5.68%		
<b>Standard Deviation</b>	0.069		
<b>Coefficient of Variation</b>	7.19%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.951		
<i>Upper limit</i>	0.964		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.954		
<i>Upper limit</i>	0.964		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6919		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.069		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	735		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	375		
# ratios above mean:	360		
<i>Z:</i>	0.553		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



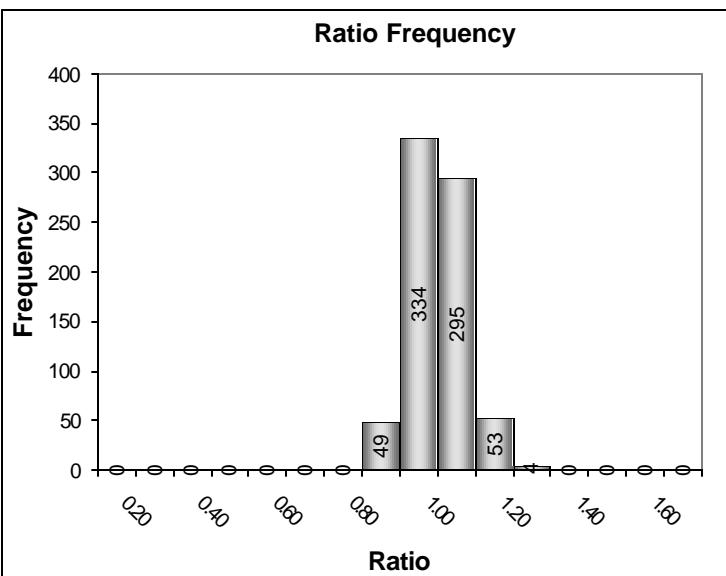
### COMMENTS:

1 to 3 Unit Residences throughout area 27

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SW Crew / Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 2/25/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>27 - Star Lake</b>	<b>Appr ID:</b> <b>DGIB</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	735		
<b>Mean Assessed Value</b>	209,000		
<b>Mean Sales Price</b>	210,400		
<b>Standard Deviation AV</b>	51.142		
<b>Standard Deviation SP</b>	53.091		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.995		
<b>Weighted Mean Ratio</b>	0.993		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.813		
<b>Highest ratio:</b>	1.229		
<b>Coefficient of Dispersion</b>	5.29%		
<b>Standard Deviation</b>	0.069		
<b>Coefficient of Variation</b>	6.87%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.003		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.003		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6919		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.069		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	735		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	375		
# ratios above mean:	360		
<i>Z:</i>	0.553		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 27

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	272204	9178	4/4/02	147000	1010	0	6	1967	3	6969	N	N	25817 32ND PL S
6	807540	0760	12/5/02	172450	1020	0	6	1953	4	11000	N	N	23920 39TH AV S
6	807540	0700	6/20/01	144000	1080	0	6	1954	3	19500	N	N	23927 39TH AV S
6	222204	9108	6/7/01	132000	1130	0	6	1954	3	10018	N	N	4611 S 254TH ST
6	807540	0440	11/22/02	186000	1300	0	6	1954	3	18000	N	N	3940 S 239TH ST
6	282204	9036	9/18/01	187000	1600	0	6	1947	3	17859	N	N	26849 MILITARY RD S
6	383250	0880	8/5/02	185000	770	300	7	1976	3	10275	N	N	3650 S 262ND ST
6	796770	0640	9/17/02	185000	860	380	7	1981	3	7371	N	N	26905 35TH AV S
6	383271	0280	8/27/02	176000	910	360	7	1979	3	7124	N	N	4327 S 263RD ST
6	796770	0570	11/26/02	186150	930	420	7	1981	3	6775	N	N	27019 35TH AV S
6	885760	0960	2/20/01	147000	940	0	7	1960	3	7980	N	N	24317 35TH AV S
6	144070	0210	1/22/02	184900	980	220	7	1977	3	8800	N	N	25205 45TH AV S
6	383271	0210	5/31/02	210000	980	500	7	1980	3	8009	N	N	26239 43RD AV S
6	796770	0580	3/18/02	165000	1000	680	7	1981	3	7281	N	N	27013 35TH AV S
6	155530	0530	12/12/01	154950	1010	0	7	1969	3	10350	N	N	3326 S 248TH ST
6	533570	0020	12/6/02	197750	1010	380	7	1961	3	9600	N	N	26815 33RD AV S
6	125320	0250	1/30/01	173500	1020	900	7	1968	4	9180	N	N	3828 S 249TH ST
6	383250	0020	12/21/01	199950	1020	520	7	1962	3	8500	N	N	26308 36TH AV S
6	383250	0820	7/26/01	188000	1020	700	7	1969	3	11316	N	N	3606 S 262ND ST
6	383271	0440	7/29/02	190000	1020	600	7	1978	3	7088	N	N	26218 46TH AV S
6	796770	0250	2/21/02	204950	1020	200	7	1981	3	7556	N	N	27014 35TH AV S
6	796770	0540	8/24/01	190000	1020	690	7	1981	3	7184	N	N	3420 S 271ST ST
6	796770	0560	9/27/02	193900	1020	490	7	1981	3	7867	N	N	27025 35TH AV S
6	155530	0150	3/21/01	150000	1030	0	7	1966	3	7000	N	N	25030 34TH AV S
6	886000	0045	7/23/01	173500	1030	400	7	1955	4	9200	N	N	3631 S 241ST ST
6	886000	0110	3/15/01	145000	1030	0	7	1955	3	9600	N	N	3911 S 242ND ST
6	886000	0120	5/29/01	169950	1030	380	7	1956	3	9600	Y	N	3931 S 242ND ST
6	886000	0135	2/15/01	152500	1030	0	7	1956	3	9360	N	N	3905 S 241ST ST
6	886000	0180	8/28/01	179950	1030	380	7	1956	3	8000	N	N	4103 S 239TH ST
6	886000	0265	11/7/02	200000	1030	410	7	1956	3	9900	Y	N	24001 41ST AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	383271	0720	11/19/01	197000	1040	680	7	1978	3	8736	N	N	26232 43RD PL S
6	383271	0520	4/17/01	202000	1050	400	7	1978	4	8184	N	N	4502 S 262ND ST
6	144070	0050	9/26/01	178000	1060	310	7	1977	3	5904	N	N	25320 45TH AV S
6	383271	0250	11/20/01	192450	1060	680	7	1978	3	7194	N	N	4307 S 263RD ST
6	383271	0350	11/29/01	200000	1060	600	7	1979	3	7126	N	N	4509 S 263RD ST
6	432450	0130	8/28/02	169900	1060	0	7	1959	4	7665	N	N	24502 35TH PL S
6	538760	0030	12/11/01	150000	1060	0	7	1982	3	7620	N	N	27118 41ST PL S
6	885760	0180	9/23/02	138000	1060	0	7	1961	3	7952	N	N	24111 36TH AV S
6	926590	0030	5/15/01	219990	1060	1000	7	1985	3	12600	Y	N	3618 S 243RD ST
6	885760	0560	9/12/01	179000	1070	0	7	1960	3	7575	N	N	24229 35TH PL S
6	011000	0010	6/17/02	167500	1090	400	7	1960	3	8712	N	N	25605 34TH AV S
6	144070	0130	7/9/01	200000	1100	480	7	1977	4	6180	N	N	25212 45TH AV S
6	155520	0340	7/19/01	194950	1110	550	7	1966	3	7560	N	N	24833 35TH AV S
6	155520	0360	9/5/01	185000	1110	390	7	1967	3	8120	N	N	24903 35TH AV S
6	383250	0610	1/23/01	194000	1110	1110	7	1962	3	9790	N	N	26315 34TH AV S
6	383250	0960	8/28/02	187500	1110	0	7	1977	3	11560	N	N	4048 S 262ND ST
6	155520	0040	8/17/01	178500	1120	1040	7	1966	3	7200	N	N	3512 S 248TH ST
6	125320	0140	5/3/02	140000	1140	0	7	1959	3	7370	N	N	3711 S 249TH ST
6	289460	0050	3/22/02	210000	1140	1000	7	1959	4	8330	N	N	3822 S 250TH ST
6	293660	0081	4/19/01	143000	1140	0	7	1953	4	15000	N	N	3024 S 265TH ST
6	383250	0400	10/4/02	195000	1140	600	7	1968	3	8800	N	N	3603 S 262ND ST
6	155520	0620	6/20/01	169989	1150	0	7	1963	3	8400	N	N	24926 35TH PL S
6	885760	0090	1/10/02	165950	1150	0	7	1959	3	8307	N	N	24317 36TH AV S
6	885760	0320	8/28/01	157950	1160	0	7	1960	3	7384	N	N	24226 35TH PL S
6	125320	0265	11/21/01	183500	1170	600	7	1965	3	9180	N	N	3914 S 249TH ST
6	155530	0200	12/5/01	198700	1170	490	7	1965	4	7000	N	N	3329 S 251ST PL
6	807540	0580	6/4/01	225000	1170	920	7	1957	4	18000	Y	N	3714 S 239TH ST
6	155530	0520	10/11/02	216000	1180	810	7	1979	3	10000	N	N	3320 S 248TH PL
6	289511	0040	5/24/01	134800	1180	0	7	1948	3	8250	Y	N	25215 REITH RD
6	983580	0710	2/21/01	174950	1180	460	7	1968	4	11250	N	N	25430 32ND PL S
6	983580	1230	9/17/02	195000	1180	610	7	1968	4	7000	N	N	3431 S 252ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	983580	1270	9/17/02	184950	1180	450	7	1967	3	7500	N	N	3432 S 253RD ST
6	714940	0040	11/19/02	220000	1190	360	7	1977	3	6992	N	N	3507 S 260TH ST
6	194140	0140	4/26/01	195000	1200	550	7	1966	4	11839	N	N	4306 S 261ST ST
6	383230	0070	5/3/02	172950	1200	0	7	1967	3	8400	N	N	25628 45TH AV S
6	383270	0250	2/12/01	175000	1200	1000	7	1985	3	7150	N	N	4110 S 262ND PL
6	383271	0870	6/21/01	207000	1200	460	7	1978	3	7200	N	N	26225 46TH AV S
6	383271	0610	5/16/01	239950	1230	410	7	1978	3	12590	N	N	4230 S 262ND ST
6	383231	0130	10/31/02	213000	1240	280	7	1979	3	12745	N	N	4503 S 257TH ST
6	383231	0470	11/1/02	175000	1240	530	7	1979	3	7331	N	N	25636 46TH AV S
6	383231	0540	7/23/01	210000	1240	840	7	1979	3	7881	N	N	4518 S 256TH PL
6	885760	0330	7/23/01	173000	1240	0	7	1960	3	7384	N	N	24232 35TH PL S
6	714940	0050	8/28/01	191950	1250	360	7	1977	4	6992	N	N	3515 S 260TH ST
6	714940	0200	5/23/01	215000	1250	500	7	1977	3	6996	N	N	3429 S 261ST ST
6	763350	0050	9/19/02	205000	1250	680	7	1961	3	12080	N	N	25633 32ND PL S
6	763350	0060	3/12/02	198000	1250	0	7	1961	3	7250	N	N	25641 32ND PL S
6	983580	1170	5/21/02	185500	1250	0	7	1967	4	7000	N	N	3321 S 252ND PL
6	272204	9203	6/21/01	162000	1270	0	7	1979	3	15246	N	N	26004 36TH PL S
6	383231	0550	12/4/02	199000	1280	520	7	1979	3	7624	N	N	4524 S 256TH PL
6	983580	1330	1/30/02	184000	1280	460	7	1967	3	7000	N	N	3326 S 253RD ST
6	983610	0160	7/25/01	208000	1280	270	7	1975	3	8946	N	N	25612 35TH PL S
6	011000	0110	7/18/01	174000	1300	0	7	1960	3	8712	N	N	25604 34TH AV S
6	939250	0140	3/11/02	174000	1300	460	7	1962	3	9576	N	N	26808 37TH AV S
6	714640	0140	1/22/01	264000	1310	540	7	1961	4	16445	Y	N	4302 S 239TH PL
6	383250	0510	12/11/02	205000	1320	1320	7	1963	3	8250	N	N	3518 S 263RD ST
6	796860	0035	8/14/01	138860	1320	0	7	1961	4	10220	N	N	26846 MILITARY RD S
6	383231	0410	2/26/01	170000	1330	0	7	1981	3	7379	N	N	4520 S 257TH ST
6	939250	0220	6/20/02	202500	1330	600	7	1960	3	9500	N	N	3726 S 270TH ST
6	432450	0270	5/31/02	132000	1350	0	7	1959	3	7350	N	N	24531 35TH PL S
6	383231	0220	12/16/02	220000	1360	1030	7	1980	3	8977	N	N	25638 44TH AV S
6	714940	0130	6/12/01	199950	1370	400	7	1977	4	7004	N	N	3424 S 261ST ST
6	383260	0130	7/19/02	221000	1380	840	7	1973	4	16500	N	N	26261 39TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	383270	0080	10/9/01	180000	1380	240	7	1974	3	7440	N	N	4013 S 262ND PL
6	383231	0560	5/10/01	194500	1390	430	7	1979	3	7805	N	N	25631 46TH AV S
6	315950	0070	7/31/01	145000	1400	0	7	1966	3	9460	N	N	3229 S 270TH ST
6	763340	0170	4/24/01	168950	1400	0	7	1960	3	8613	N	N	25840 33RD AV S
6	807540	0250	7/5/02	191000	1400	0	7	1955	3	12825	N	N	3922 S 238TH ST
6	939250	0040	9/19/02	215000	1400	500	7	1961	3	9516	N	N	26827 37TH AV S
6	383271	0300	7/2/02	209500	1410	340	7	1977	3	7126	N	N	4411 S 263RD ST
6	293660	0095	5/17/02	201700	1420	0	7	1950	4	35511	N	N	3005 S 265TH ST
6	885760	0270	2/23/01	150500	1440	0	7	1961	3	7313	N	N	24110 35TH PL S
6	885760	0640	4/30/01	164500	1440	0	7	1962	3	7350	N	N	24013 35TH PL S
6	885760	0310	8/8/02	183500	1470	0	7	1960	3	7313	N	N	24218 35TH PL S
6	282204	9184	4/12/02	167000	1490	0	7	1962	3	14374	N	N	27102 31ST AV S
6	383220	0010	12/4/01	179000	1490	0	7	1963	3	7260	N	N	4612 S 254TH ST
6	155530	0270	5/1/01	167000	1540	0	7	1966	4	7500	N	N	3312 S 251ST PL
6	383271	1050	2/14/02	233500	1540	640	7	1978	3	7147	N	N	26216 43RD AV S
6	222204	9183	7/9/01	193000	1550	0	7	1990	3	8712	N	N	3806 S 252ND ST
6	383271	1000	11/18/02	227500	1560	750	7	1978	4	7701	N	N	4318 S 263RD ST
6	432450	0300	4/19/01	179900	1570	0	7	1959	3	7350	N	N	24511 35TH PL S
6	533570	0120	7/25/01	172000	1580	0	7	1961	3	7800	N	N	3330 S 269TH ST
6	886000	0090	3/8/01	158460	1580	0	7	1955	3	9600	N	N	3627 S 242ND ST
6	125320	0095	11/12/01	159950	1600	0	7	1960	3	8040	N	N	24916 36TH AV S
6	807540	0240	4/22/02	198750	1620	0	7	1954	3	21500	N	N	3914 S 238TH ST
6	272204	9156	9/9/02	262500	1630	740	7	1961	4	14974	N	N	25651 LAKE FENWICK RD S
6	885760	0780	1/23/02	189950	1710	0	7	1961	4	8100	N	N	24314 35TH AV S
6	533570	0110	2/12/01	177000	1750	0	7	1961	4	8820	N	N	3340 S 269TH ST
6	194140	0150	10/12/02	217500	1780	470	7	1965	3	11920	N	N	4238 S 261ST ST
6	194140	0300	6/19/02	198000	1790	0	7	1969	4	24715	N	N	26006 44TH AV S
6	272204	9074	5/10/01	201000	1790	840	7	1966	3	13939	N	N	3211 S 259TH PL
6	885760	0610	9/23/02	195000	1790	0	7	1962	3	7425	N	N	24113 35TH PL S
6	144070	0180	10/21/02	183000	1800	0	7	1977	3	8000	Y	N	25202 45TH AV S
6	983610	0070	1/31/02	215000	1960	0	7	1976	3	8250	N	N	3424 S 257TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	155520	0680	2/26/01	182900	2180	0	7	1962	4	8400	N	N	24818 35TH PL S
6	222204	9104	2/16/01	199950	2270	0	7	1959	3	8712	N	N	4337 S 254TH ST
6	383271	0120	9/18/02	212000	1000	970	8	1978	3	7700	N	N	26226 42ND AV S
6	383271	0190	7/23/01	181685	1130	250	8	1978	3	7150	N	N	26227 43RD AV S
6	807540	0590	1/3/01	197700	1130	800	8	1959	4	18000	Y	N	3720 S 239TH ST
6	131060	0120	7/22/02	218780	1160	1160	8	1965	3	6970	N	N	3625 HAMPTON WY
6	131090	0510	6/25/02	225000	1160	570	8	1968	3	7575	N	N	26410 CAMBRIDGE DR
6	131091	0160	12/2/02	207000	1170	810	8	1972	3	8085	N	N	26854 CARDIFF AV
6	131098	0410	10/26/01	242000	1170	630	8	1983	3	8892	N	N	4634 KENT CT
6	131091	0110	9/26/02	191500	1180	440	8	1973	3	8480	N	N	26843 CARDIFF AV
6	983580	1030	7/11/02	219000	1190	590	8	1968	4	10170	N	N	25432 33RD PL S
6	131097	0080	5/1/02	226000	1240	460	8	1978	3	8400	N	N	26924 SAXON CT
6	666902	0530	8/29/01	215000	1240	940	8	1978	3	7650	N	N	3705 S 253RD PL
6	289470	0010	7/22/02	215000	1250	650	8	1962	3	10050	N	N	25010 42ND AV S
6	677780	0130	2/26/01	182500	1270	650	8	1962	4	8100	N	N	25263 45TH PL S
6	131050	0510	7/11/01	196500	1290	760	8	1966	3	7242	N	N	26709 40TH AV S
6	131097	0020	2/8/01	197000	1290	880	8	1978	3	7200	N	N	4411 CARNABY ST
6	383271	0090	3/14/01	215000	1290	860	8	1978	3	10437	Y	N	26316 42ND AV S
6	666901	0230	2/7/02	210000	1310	600	8	1977	3	8216	N	N	25719 36TH PL S
6	131096	0230	5/24/01	221900	1320	540	8	1977	3	7140	N	N	26726 CARNABY WY
6	289500	0220	5/15/01	222000	1320	410	8	1979	4	7000	N	N	4211 S 245TH CT
6	005950	0080	6/25/02	227450	1330	330	8	1989	3	7579	N	N	27128 37TH AV S
6	983580	0370	4/29/02	183000	1330	900	8	1968	3	8750	N	N	25401 32ND PL S
6	983580	0720	4/23/02	208500	1330	850	8	1968	3	7630	N	N	25424 32ND PL S
6	983580	0950	3/21/01	188000	1330	850	8	1968	3	5500	N	N	25410 34TH PL S
6	131090	0440	8/17/01	209950	1350	670	8	1967	3	8580	N	N	3922 HAMPTON WY
6	666902	0050	11/21/02	243000	1360	1050	8	1978	3	7650	N	N	25202 37TH PL S
6	131070	0080	8/28/02	255000	1370	1200	8	1968	3	8439	N	N	26618 PRINCETON AV
6	131091	0180	7/5/01	216500	1390	390	8	1973	3	8085	N	N	26838 CARDIFF AV
6	131097	0120	2/12/01	210000	1400	450	8	1978	3	7381	N	N	26902 SAXON CT
6	272204	9161	3/2/01	189360	1400	770	8	1979	3	7385	N	N	27105 46TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	666901	0020	6/20/01	193000	1400	410	8	1978	3	7125	N	N	3712 S 256TH CT
6	289500	0340	5/29/01	225000	1410	410	8	1981	4	11550	N	N	4204 S 247TH ST
6	666901	0260	12/2/02	235000	1430	360	8	1978	3	9720	N	N	25728 36TH PL S
6	983580	0700	8/29/02	186000	1430	600	8	1968	3	8585	N	N	25524 32ND PL S
6	131097	0090	12/5/01	231950	1450	990	8	1978	3	8300	N	N	26922 SAXON CT
6	983580	0060	12/17/02	199950	1460	0	8	1967	3	10240	N	N	25426 35TH PL S
6	983580	0540	11/5/01	187000	1460	0	8	1968	3	7070	N	N	3407 S 255TH ST
6	131060	0090	1/14/02	224050	1470	800	8	1965	3	7684	N	N	26503 HIGHLAND AV
6	666902	0020	6/28/01	210000	1500	560	8	1978	3	8400	N	N	25220 37TH PL S
6	131096	0540	5/21/01	210000	1530	840	8	1977	3	7416	N	N	26827 CARNABY WY
6	005950	0110	8/20/01	239000	1540	400	8	1988	3	7546	N	N	27100 37TH AV S
6	983580	0360	8/15/02	189500	1560	0	8	1968	4	8960	N	N	25327 32ND PL S
6	983580	0400	4/24/02	182000	1560	0	8	1968	3	8680	N	N	25421 32ND PL S
6	983580	0760	4/1/01	175000	1560	0	8	1968	3	7630	N	N	25330 32ND PL S
6	983580	0780	7/16/01	193000	1560	0	8	1967	3	8550	N	N	3309 S 253RD ST
6	005950	0230	7/18/01	197000	1570	0	8	1988	3	7951	N	N	27031 40TH AV S
6	926590	0040	10/29/02	215000	1590	0	8	1966	3	12600	Y	N	3630 S 243RD ST
6	272204	9186	5/16/02	205000	1600	1110	8	1962	3	23958	N	N	3230 S 259TH PL
6	131096	0070	4/27/01	209950	1690	0	8	1977	3	7210	N	N	26825 ARDEN CT
6	318500	0010	12/3/02	232500	1690	0	8	1987	3	13154	N	N	27102 46TH AV S
6	383270	0140	4/24/01	208000	1690	580	8	1975	3	8800	N	N	26261 41ST PL S
6	131060	0100	7/26/02	200000	1700	500	8	1965	3	8475	N	N	26425 HIGHLAND AV
6	131099	0220	4/30/01	245000	1700	0	8	1984	3	7920	N	N	3806 S 254TH ST
6	131099	0050	2/16/01	217500	1750	0	8	1983	3	8400	N	N	3811 S 255TH PL
6	000200	0014	9/6/01	275000	1780	1390	8	1960	4	15405	Y	N	23810 43RD AV S
6	131097	0360	5/15/01	210000	1780	0	8	1978	3	7400	N	N	26703 STANFORD CT
6	085510	0005	10/19/01	230000	1820	0	8	1992	3	12000	Y	N	23615 42ND PL S
6	131050	0210	2/14/02	170000	1840	0	8	1964	3	9360	N	N	26529 MANCHESTER AV
6	131060	0260	9/20/01	242000	1880	0	8	1965	4	7072	N	N	26536 HIGHLAND AV
6	131098	0110	6/18/01	218000	1920	0	8	1982	3	7840	N	N	4622 HAMPTON CT
6	666902	0390	12/10/02	212000	1920	0	8	1978	3	8550	N	N	3706 S 255TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	005950	0180	9/12/01	265000	2010	0	8	1988	3	7220	N	N	3731 S 270TH ST
6	948578	0030	6/19/01	242000	2040	0	8	1992	3	7184	N	N	27021 CARDIFF AV
6	807540	0730	8/29/01	219950	2060	0	8	1981	3	18500	N	N	3811 S 239TH ST
6	666902	0450	4/9/02	209000	2070	0	8	1978	3	9000	N	N	3631 S 255TH PL
6	131096	0060	1/24/01	198000	2080	0	8	1977	3	7208	N	N	26828 CARNABY WY
6	289490	0100	10/22/02	235000	2090	0	8	1966	3	11250	N	N	4234 S 247TH CT
6	131097	0040	4/19/01	229500	2100	0	8	1978	3	8400	N	N	26909 SAXON CT
6	131097	0320	8/21/01	224950	2100	0	8	1978	3	8000	N	N	4426 CARNABY ST
6	796770	0230	3/12/01	209000	2120	0	8	1985	3	9068	N	N	3511 S 270TH ST
6	948578	0080	5/2/01	243000	2130	0	8	1992	3	9530	N	N	27024 CARDIFF AV
6	131097	0230	5/3/01	225950	2150	0	8	1978	3	8000	N	N	26902 AVON CT
6	131097	0160	4/18/02	219500	2160	0	8	1978	3	7220	N	N	26913 AVON CT
6	131090	0580	3/5/01	239950	2210	0	8	1967	3	9240	N	N	3822 HAMPTON WY
6	666902	0160	2/21/01	209900	2230	0	8	1979	3	7500	N	N	25203 36TH PL S
6	131070	0130	11/21/02	268500	2250	0	8	1966	3	8025	N	N	26510 PRINCETON AV
6	131070	0310	9/18/01	239950	2250	0	8	1966	3	8385	N	N	26631 PRINCETON AV
6	272204	9218	1/30/01	210000	2250	0	8	1985	3	12000	N	N	4624 S 257TH ST
6	948578	0050	7/26/01	265000	2330	0	8	1993	3	7201	N	N	27032 CARDIFF AV
6	131096	0280	8/20/02	276500	2420	0	8	1977	3	7820	N	N	26622 DOVER CT
6	005950	0120	6/11/02	287000	2500	0	8	1988	3	7546	N	N	27026 37TH AV S
6	272204	9210	5/22/01	226000	2510	0	8	1979	3	8440	N	N	27109 46TH AV S
6	272204	9217	6/11/01	260000	2550	0	8	1996	3	16000	N	N	4620 S 257TH ST
6	131070	0380	7/24/01	241500	2620	0	8	1966	3	8670	N	N	3541 CANTERBURY LN
6	131060	0160	9/12/02	240000	2860	0	8	1965	3	8075	N	N	3609 HAMPTON WY
6	289470	0600	37012	300000	1780	1140	9	1968	3	15600	Y	N	24714 43RD AV S
6	289470	0440	36949	299000	1850	0	9	1966	3	15760	Y	N	25120 43RD AV S
6	272204	9240	37606	327500	2100	480	9	1990	3	16853	N	N	27005 45TH PL S
6	948578	0120	37077	240000	2160	0	9	1992	3	7350	N	N	27004 CARDIFF AV
6	948578	0100	37490	254500	2250	0	9	1993	3	7350	N	N	27016 CARDIFF AV
6	272204	9241	37428	322000	2410	0	9	1989	3	21065	N	N	27021 45TH PL S
6	289470	0530	6/10/02	335000	2680	0	9	1965	3	18000	Y	N	24910 43RD AV S

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**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	342204	9107	2/15/01	215000	1190	0	5	1938	3	15400	N	Y	4022 S 275TH PL
9	342204	9273	3/21/01	139000	1040	0	6	1990	3	14420	N	N	27419 42ND AV S
9	026940	0050	5/15/02	155000	980	0	7	1964	3	10320	N	N	28105 45TH AV S
9	026940	0070	5/21/01	162450	1020	0	7	1966	4	12540	N	N	28123 45TH AV S
9	387390	0310	4/27/01	197000	1020	1020	7	1961	3	13036	N	N	3700 S 287TH ST
9	387401	0560	8/27/01	152450	1040	0	7	1981	3	7808	N	N	28539 36TH AV S
9	387400	0120	8/20/02	211950	1060	170	7	1962	3	11294	N	N	3908 S 286TH ST
9	387400	0220	4/23/01	165000	1150	220	7	1962	3	9600	N	N	28615 41ST AV S
9	387390	0160	7/11/01	149350	1170	0	7	1962	3	9874	N	N	4020 S 288TH ST
9	796760	0226	3/28/02	145000	1170	0	7	1962	3	9472	N	N	4207 S STAR LAKE RD
9	397760	0430	12/10/02	127500	1180	0	7	1967	3	8400	N	N	28613 48TH AV S
9	397760	0320	5/16/01	164700	1200	0	7	1968	4	7107	N	N	28624 47TH PL S
9	397760	0290	12/4/02	152000	1210	0	7	1968	3	7200	N	N	28714 47TH PL S
9	387401	0810	10/21/02	199900	1220	410	7	1988	3	10378	N	N	28519 40TH AV S
9	387401	0810	6/4/01	195500	1220	410	7	1988	3	10378	N	N	28519 40TH AV S
9	342204	9153	3/16/01	232000	1240	790	7	2001	3	5850	Y	N	3226 S STAR LAKE RD
9	387390	0400	12/16/02	217000	1250	300	7	1962	3	11716	N	N	3838 S 287TH ST
9	387401	0650	9/18/01	197000	1260	1250	7	1988	3	8016	N	N	3600 S 285TH PL
9	154760	0091	5/24/01	171950	1320	0	7	1962	3	17000	N	N	4838 S 288TH ST
9	546210	0240	7/10/02	164000	1320	0	7	1966	3	9000	N	N	28430 49TH AV S
9	387401	0660	12/4/02	236450	1330	1300	7	1988	3	7200	N	N	3604 S 285TH PL
9	387401	0020	7/5/01	185000	1360	0	7	1987	3	9625	N	N	28412 41ST AV S
9	397760	0180	4/15/02	169950	1370	0	7	1968	3	7125	N	N	28613 47TH PL S
9	796720	0270	10/18/02	196000	1410	0	7	1979	3	14220	N	N	27539 43RD AV S
9	332204	9150	7/2/02	154888	1500	0	7	1962	3	11325	N	N	3003 S 274TH ST
9	796778	0100	11/20/01	183000	1500	0	7	1993	3	6469	N	N	4014 S 277TH PL
9	796800	0030	11/4/02	198000	1500	0	7	1968	3	10000	N	N	3047 S STAR LAKE RD
9	796720	0430	10/1/01	203000	1520	0	7	1978	3	12744	N	N	4305 S 275TH CT
9	387401	0070	7/18/02	189990	1560	0	7	1987	3	9694	N	N	28515 41ST AV S
9	387401	0250	6/10/02	183000	1570	0	7	1987	3	9648	N	N	28438 37TH AV S
9	387401	0770	4/22/01	185000	1580	0	7	1987	3	9623	N	N	28518 40TH AV S

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**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	387401	0550	4/26/02	194500	1620	0	7	1988	3	10768	N	N	28554 36TH AV S
9	572900	0030	11/7/02	255000	1630	0	7	1985	3	11006	N	N	27225 33RD PL S
9	387401	0060	5/7/02	185500	1650	0	7	1987	3	9986	N	N	28514 41ST AV S
9	332204	9143	4/12/01	197000	1660	0	7	1962	3	10890	N	N	3011 S 274TH ST
9	387401	0210	6/7/01	199900	1690	0	7	1989	3	9635	N	N	3709 S 284TH PL
9	546220	0030	5/13/02	187500	1700	0	7	1966	3	9500	N	N	4925 S 287TH ST
9	026940	0080	8/27/01	182000	1730	0	7	1964	3	16512	N	N	28120 45TH AV S
9	397760	0010	6/4/01	200000	1750	0	7	1968	3	7030	N	N	4720 S 285TH PL
9	397760	0510	1/26/01	184000	1820	0	7	1963	3	21056	N	N	4612 S 288TH ST
9	387401	0110	9/18/02	227500	1900	550	7	1987	3	9668	N	N	3927 S 284TH PL
9	342204	9288	8/21/02	222000	1270	820	8	2002	3	6922	N	N	27806 32ND AV S
9	342204	9289	8/21/02	227000	1270	820	8	2002	3	6031	N	N	28781 32ND AV S
9	743620	0070	11/1/01	184950	1270	520	8	1971	3	9459	N	N	28615 51ST PL S
9	743620	0040	5/8/01	199000	1390	1390	8	1967	3	9652	N	N	28631 51ST PL S
9	259565	0330	6/19/02	235000	1620	0	8	1993	3	11057	N	N	27811 50TH PL S
9	342204	9267	4/16/02	185000	1630	0	8	1987	3	10982	N	N	28545 36TH AV S
9	259565	0610	7/26/01	229000	1710	0	8	1993	3	11657	N	N	5003 S 279TH ST
9	259565	0050	1/11/02	229950	1720	0	8	1993	3	11337	N	N	27807 48TH AV S
9	259565	0050	6/7/01	223000	1720	0	8	1993	3	11337	N	N	27807 48TH AV S
9	387401	0640	11/26/01	227000	1860	0	8	1988	3	9896	N	N	28505 36TH AV S
9	796760	0010	12/11/02	220000	1860	0	8	1974	3	24600	N	N	28111 34TH AV S
9	259565	0390	6/28/01	264950	1880	0	8	1993	3	11249	N	N	27827 49TH AV S
9	342204	9268	4/18/01	305000	1890	620	8	1988	3	21448	N	N	4701 S 272ND ST
9	887400	0060	6/8/01	215000	1900	0	8	1998	3	4810	N	N	27229 33RD AV S
9	418010	0100	7/27/01	243000	1930	0	8	1993	3	7418	N	N	3143 S 273RD ST
9	259565	0230	12/6/02	264950	1980	0	8	1993	3	13216	N	N	27805 50TH PL S
9	796765	0080	4/5/01	255000	2000	0	8	2001	3	7752	N	N	28054 39TH AV S
9	418010	0230	7/9/02	266000	2020	0	8	1993	3	8728	N	N	3106 S 273RD ST
9	796765	0150	5/23/01	242772	2068	0	8	2001	3	7961	N	N	28021 39TH AV S
9	259565	0020	5/16/02	284500	2140	0	8	1993	3	11337	N	N	27825 48TH AV S
9	259565	0450	9/24/02	295000	2140	0	8	1993	3	11244	N	N	27738 48TH AV S

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**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	154750	0080	11/8/01	250000	2160	0	8	1991	3	7692	N	N	4700 S 284TH PL
9	154750	0170	1/10/02	225000	2170	0	8	1990	3	8477	N	N	4713 S 284TH PL
9	796765	0130	3/22/01	249400	2250	0	8	2001	3	6944	N	N	28033 39TH AV S
9	796765	0090	6/12/01	252490	2260	0	8	2001	3	7672	N	N	28058 39TH AV S
9	440115	0140	12/23/02	262000	2290	0	8	1999	3	6334	N	N	27532 44TH PL S
9	418010	0120	4/23/01	295000	2370	0	8	1993	3	5980	Y	N	27319 32ND PL S
9	440115	0100	8/16/02	278000	2370	0	8	1999	3	5523	N	N	27516 44TH PL S
9	440115	0130	8/24/02	274950	2370	0	8	1999	3	6194	N	N	27516 44TH PL S
9	440115	0160	4/12/02	279950	2370	0	8	1999	3	6976	N	N	4448 S 275TH PL
9	796760	0086	3/1/02	250000	2400	0	8	1996	3	11250	N	N	3421 S 280TH ST
9	440115	0040	4/1/02	274000	2460	0	8	1998	3	6050	N	N	27531 44TH PL S
9	440115	0220	6/26/01	265000	2506	0	8	1999	3	7617	N	N	4445 S 275TH PL
9	796765	0120	2/22/01	280647	2610	0	8	2001	3	8065	N	N	28039 39TH AV S
9	796765	0160	10/11/01	286990	2620	0	8	2001	3	9103	N	N	28015 39TH AV S
9	796765	0070	11/9/01	281525	2660	0	8	2001	3	5929	N	N	28050 39TH AV S
9	796790	0260	10/25/01	275000	2690	0	8	1990	3	13865	N	N	3727 S 279TH PL
9	796765	0050	8/15/01	279000	2700	0	8	2001	3	6342	N	N	28038 39TH AV S
9	796765	0110	5/18/02	284900	2710	0	8	2001	3	7456	N	N	28053 39TH AV S
9	796765	0060	8/8/01	293990	2800	0	8	2001	3	6424	N	N	28044 39TH AV S
9	796765	0020	2/1/02	269990	2830	0	8	2001	3	13017	N	N	28010 39TH AV S
9	796765	0010	4/18/01	285000	2900	0	8	2001	3	6918	N	N	28002 39TH AV S
9	796790	0120	8/1/01	264950	2900	0	8	1989	3	9121	N	N	27930 36TH AV S
9	796765	0170	5/29/01	297000	2940	0	8	2001	3	22173	N	N	28005 39TH AV S
9	796765	0040	8/17/01	290000	2980	0	8	2001	3	6328	N	N	28032 39TH AV S
9	796765	0030	5/15/02	274950	3060	0	8	2001	3	9894	N	N	28022 39TH AV S
9	951093	0230	37319	337000	1550	970	9	2000	3	8333	N	N	5313 S 283RD PL
9	951093	0220	37057	324700	1690	1100	9	2001	3	8712	Y	N	5307 S 283RD CT
9	298950	0040	37123	255000	1850	0	9	2001	3	6740	N	N	27619 44TH PL S
9	298950	0070	37130	274500	1920	0	9	2001	3	6742	N	N	27641 44TH PL S
9	298950	0010	37252	269800	1940	0	9	2001	3	7081	N	N	27601 44TH PL S
9	298950	0080	37180	279400	1990	0	9	2001	3	7275	N	N	27645 44TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	951093	0400	5/15/01	307500	1990	0	9	2001	3	9830	N	N	4824 S 283RD PL
9	298950	0150	37452	294500	2030	0	9	2002	3	9354	N	N	27618 44TH PL S
9	572900	0070	37111	475000	2050	1300	9	1964	3	22880	Y	Y	27265 33RD PL S
9	298950	0100	37446	285900	2060	0	9	2002	3	7076	N	N	27653 44TH PL S
9	298950	0030	37581	295000	2090	0	9	2001	3	6527	N	N	27615 44TH PL S
9	298950	0030	37104	287900	2090	0	9	2001	3	6527	N	N	27615 44TH PL S
9	951093	0270	36949	291000	2120	0	9	2001	3	6967	Y	N	28350 52ND AV S
9	951093	0310	36943	296732	2170	0	9	2001	3	6925	N	N	5118 S 283RD PL
9	298950	0020	37109	281900	2180	0	9	2001	3	6153	N	N	27607 44TH PL S
9	951096	0630	4/5/02	329900	2200	0	9	2002	3	6922	N	N	28408 52ND AV S
9	298950	0050	37146	284900	2210	0	9	2001	3	6684	N	N	27623 44TH PL S
9	298950	0140	37302	314000	2250	0	9	2002	3	8522	N	N	27624 44TH PL S
9	298950	0180	37445	311570	2250	0	9	2002	3	8488	N	N	27600 44TH PL S
9	951093	0430	37601	308500	2250	0	9	2001	3	9387	N	N	28244 48TH AV S
9	951093	0070	37223	373000	2260	1180	9	2001	3	8699	Y	N	28304 54TH AV S
9	298950	0090	37356	295500	2290	0	9	2002	3	6999	N	N	27649 44TH PL S
9	298950	0110	37440	302825	2290	0	9	2002	3	10305	N	N	27657 44TH PL S
9	951093	0240	37476	336000	2300	0	9	2001	3	6700	N	N	5319 S 283RD CT
9	951093	0240	37036	330966	2300	0	9	2001	3	6700	N	N	5319 S 283RD CT
9	951093	0570	37061	309931	2300	0	9	2001	3	7376	N	N	5117 S 283RD PL
9	951093	0330	37320	331000	2400	0	9	2001	3	6925	N	N	5102 S 283RD PL
9	951096	0610	37393	349900	2440	0	9	2002	3	10987	N	N	5134 S 284TH PL
9	951093	0490	37173	339900	2520	0	9	2001	3	9541	N	N	4911 S 283RD PL
9	951093	0050	37161	349060	2650	0	9	2001	3	8645	Y	N	28320 54TH AV S
9	951093	0130	37159	370413	2650	0	9	2001	3	7556	Y	N	28215 54TH AV S
9	951093	0320	37001	325700	2650	0	9	2000	3	7060	N	N	5110 S 283RD PL
9	951093	0350	37006	327450	2650	0	9	2001	3	9301	N	N	5016 S 283RD PL
9	951093	0390	37006	347145	2650	0	9	2001	3	9079	N	N	4904 S 283RD PL
9	951093	0420	6/20/02	369900	2650	0	9	2002	3	11734	N	N	4810 S 283RD PL
9	951093	0460	37267	366800	2650	0	9	2001	3	9121	N	N	4817 S 283RD PL
9	951096	0510	37308	379400	2650	0	9	2002	3	8736	N	N	5122 S 284TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	951093	0340	2/21/02	349500	2700	0	9	2002	3	7677	N	N	28265 51ST PL S
9	951093	0410	37174	355900	2730	0	9	2001	3	9701	N	N	4816 S 283RD PL
9	951096	0160	37489	377794	2730	0	9	2002	3	7215	N	N	5322 S 282ND WY
9	951096	0500	37365	357300	2730	0	9	2002	3	6751	N	N	28407 52ND AV S
9	951093	0120	37069	344909	2732	0	9	2001	3	7928	Y	N	28207 54TH AV S
9	951093	0180	37459	352000	2760	0	9	2000	3	9105	Y	N	5326 S 283RD PL
9	951093	0380	37140	345000	2760	0	9	2001	3	8046	N	N	4912 S 283RD PL
9	951093	0250	37417	355000	2780	0	9	2000	3	8574	Y	N	5325 S 283RD PL
9	951093	0360	36998	355837	2780	0	9	2001	3	8688	N	N	5008 S 283RD PL
9	951093	0520	37102	354700	2780	0	9	2000	3	10300	N	N	5015 S 283RD PL
9	342204	9269	37000	440000	2810	1600	9	1986	3	16508	Y	N	4906 S 274TH PL
9	951093	0450	37216	361900	2870	0	9	2001	3	9167	N	N	4809 S 283RD PL
9	951096	0560	37482	366500	2910	0	9	2002	3	11667	N	N	5113 S 284TH PL
9	951096	0590	37379	384900	3080	0	9	2002	3	7700	N	N	5131 S 284TH PL
9	951096	0520	37280	394900	3180	0	9	2002	3	10702	N	N	5112 S 284TH PL
9	735100	0050	36921	305000	3190	0	9	1979	4	16150	N	N	27830 37TH AV S
9	951093	0370	37013	367500	3220	0	9	2001	3	8049	N	N	4902 S 283RD PL
9	951093	0440	37208	384000	3220	0	9	2001	3	8414	N	N	4801 S 283RD PL
9	951093	0540	37091	385900	3220	0	9	2000	3	8785	N	N	5031 S 283RD PL
9	951096	0540	37470	389900	3220	0	9	2002	3	8801	N	N	5102 S 284TH PL
11	564790	0090	2/20/02	178225	920	400	7	1980	3	8750	N	N	2111 W ST NW
11	564790	0240	3/15/02	203500	1000	360	7	1982	3	10943	N	N	2221 V ST NW
11	564790	0470	3/20/01	169950	1000	480	7	1983	3	8034	N	N	1902 23RD ST NW
11	664220	0650	10/22/01	156000	1040	0	7	1959	3	9778	N	N	5805 S 296TH ST
11	926930	0020	2/20/02	188000	1090	360	7	1964	3	9746	N	N	29051 59TH PL S
11	030300	0285	10/25/02	199000	1100	500	7	1976	3	16296	N	N	5651 S 305TH ST
11	332951	0160	9/11/02	206000	1180	360	7	1984	3	8417	N	N	5200 S 299TH CT
11	332954	0140	4/11/01	169950	1190	0	7	1986	3	10027	N	N	29723 56TH CT S
11	332950	0220	1/30/02	173000	1250	0	7	1983	3	10458	N	N	5218 S 297TH PL
11	332950	0390	11/22/01	181950	1250	0	7	1983	3	8353	N	N	29723 55TH AV S
11	332950	0380	3/22/01	208000	1260	0	7	1983	3	9021	N	N	5324 S 297TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	332951	0810	6/4/01	209900	1280	410	7	1984	3	7606	N	N	29773 53RD AV S
11	332952	0370	12/16/02	181500	1280	0	7	1984	3	8458	N	N	30030 55TH PL S
11	564790	0050	7/23/01	183000	1280	630	7	1980	3	8768	N	N	2221 W ST NW
11	564790	0190	5/22/02	204000	1280	610	7	1981	3	10761	N	N	2312 W ST NW
11	564790	0890	10/3/01	185950	1280	630	7	1983	3	19961	N	N	2122 24TH ST NW
11	332950	0700	2/2/01	163000	1290	0	7	1983	3	8043	N	N	5207 S 297TH PL
11	022104	9138	7/11/01	228000	1300	700	7	1976	3	26500	Y	N	29230 59TH AV S
11	221480	0640	11/14/02	186500	1320	830	7	1980	3	6708	N	N	29225 61ST AV S
11	022104	9191	11/28/01	201000	1360	480	7	1979	3	22482	N	N	29104 55TH AV S
11	332950	0400	10/29/01	211500	1390	700	7	1983	3	8502	N	N	29715 55TH AV S
11	332950	0710	12/4/01	219950	1390	670	7	1983	3	8957	N	N	5201 S 297TH PL
11	030410	0080	1/22/02	195000	1400	0	7	1999	3	5393	N	N	5713 S 294TH PL
11	030410	0120	2/5/02	195000	1400	0	7	1999	3	5799	N	N	29430 58TH AV S
11	221480	0570	11/25/02	225000	1400	310	7	1979	3	7686	Y	N	29206 61ST AV S
11	332950	0480	9/17/01	184950	1410	0	7	1983	3	8420	N	N	5427 S 296TH CT
11	332950	0560	7/8/02	184950	1410	0	7	1983	3	7555	N	N	5504 S 297TH PL
11	332951	0110	8/10/01	182000	1410	0	7	1984	3	6874	N	N	5223 S 298TH CT
11	332951	0340	11/21/02	185950	1410	0	7	1984	3	8955	N	N	30008 51ST CT S
11	332952	0150	7/23/01	184950	1410	0	7	1985	3	7806	N	N	29825 55TH PL S
11	332952	0300	7/22/02	184950	1410	0	7	1984	3	8435	N	N	5520 S 300TH PL
11	332953	0050	5/21/02	235500	1410	910	7	1986	3	9991	Y	N	5551 S 300TH PL
11	332953	0050	7/24/01	217000	1410	910	7	1986	3	9991	Y	N	5551 S 300TH PL
11	332953	0070	8/13/01	217000	1410	960	7	1986	3	7686	N	N	5563 S 300TH PL
11	332953	0150	3/29/01	172000	1410	0	7	1986	3	8591	N	N	5622 S 301ST ST
11	332953	0180	8/14/02	195500	1410	0	7	1986	3	10596	N	N	5610 S 301ST ST
11	332953	0670	5/23/01	185000	1410	0	7	1985	3	12449	N	N	29923 56TH PL S
11	332954	0060	7/25/01	180500	1410	0	7	1986	3	6857	N	N	5600 S 297TH ST
11	022104	9228	9/13/02	185950	1470	0	7	1992	3	10150	N	N	5832 S 296TH ST
11	022104	9123	9/20/02	202000	1480	480	7	1963	3	17000	N	N	29250 51ST AV S
11	564790	0250	7/5/02	216000	1510	480	7	1983	3	9755	N	N	2211 V ST NW
11	289555	0090	12/18/01	194500	1550	0	7	2000	3	4487	N	N	5157 S 303RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	289555	0110	1/29/02	190080	1550	0	7	2000	3	4488	N	N	5165 S 303RD PL
11	289555	0230	6/24/02	204950	1550	0	7	2000	3	4465	N	N	5154 S 303RD PL
11	289555	0230	11/19/01	189000	1550	0	7	2000	3	4465	N	N	5154 S 303RD PL
11	289555	0320	12/14/01	190000	1550	0	7	2000	3	4418	N	N	5112 S 303RD PL
11	289555	0070	6/18/02	192500	1600	0	7	2000	3	4487	N	N	5149 S 303RD PL
11	289555	0160	2/13/02	187500	1600	0	7	2000	3	4163	N	N	5182 S 303RD PL
11	289555	0260	7/29/02	187500	1600	0	7	2000	3	4270	N	N	5142 S 303RD PL
11	289555	0330	3/12/02	193000	1600	0	7	2000	3	6848	N	N	5106 S 303RD PL
11	030300	0390	7/10/02	175000	1680	0	7	1966	3	47480	N	N	30556 55TH AV S
11	289555	0010	12/12/01	197500	1700	0	7	2000	3	6479	N	N	5125 S 303RD PL
11	289555	0020	12/5/01	197500	1700	0	7	2000	3	4984	N	N	5129 S 303RD PL
11	289555	0030	7/24/02	197500	1700	0	7	2000	3	4984	N	N	5133 S 303RD PL
11	289555	0040	10/3/02	197500	1700	0	7	2000	3	4985	N	N	5137 S 303RD PL
11	289555	0060	2/4/02	194500	1700	0	7	2000	3	4487	N	N	5145 S 303RD PL
11	289555	0080	12/3/01	194500	1700	0	7	2000	3	4487	N	N	5153 S 303RD PL
11	289555	0120	11/15/01	194500	1700	0	7	2000	3	4488	N	N	5169 S 303RD PL
11	289555	0140	11/29/01	189500	1700	0	7	2000	3	5339	N	N	5177 S 303RD PL
11	289555	0170	11/9/01	193500	1700	0	7	2000	3	4267	N	N	5178 S 303RD PL
11	289555	0190	9/28/02	179410	1700	0	7	2000	3	4268	N	N	5170 S 303RD PL
11	289555	0220	12/7/01	189500	1700	0	7	2000	3	4230	N	N	5158 S 303RD PL
11	289555	0240	7/26/02	189500	1700	0	7	2000	3	4197	N	N	5150 S 303RD PL
11	289555	0250	11/2/01	189500	1700	0	7	2000	3	4778	N	N	5146 S 303RD PL
11	289555	0270	9/12/02	193500	1700	0	7	2000	3	4271	N	N	5138 S 303RD PL
11	289555	0300	12/10/01	193500	1700	0	7	2000	3	4746	N	N	5124 S 303RD PL
11	289555	0310	6/11/02	193500	1700	0	7	2000	3	4726	N	N	5118 S 303RD PL
11	564790	0530	11/20/02	221088	1700	0	7	1983	3	52336	Y	N	2102 T ST NW
11	564790	0700	2/20/01	199950	1730	0	7	1984	3	8432	N	N	2401 T ST NW
11	332681	0020	11/25/02	226950	1830	0	7	2002	3	5015	N	N	29140 53RD PL S
11	564790	0880	2/19/02	204000	1870	0	7	1984	3	56251	N	N	2101 24TH ST NW
11	332681	0050	6/27/02	224950	1910	0	7	2002	3	7137	N	N	29116 53RD PL S
11	332681	0110	5/29/02	224950	1910	0	7	2002	3	5068	N	N	29139 53RD PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	332681	0080	6/24/02	229950	1940	0	7	2002	3	5641	N	N	29104 53RD PL S
11	030300	0160	12/18/01	215000	2080	0	7	1967	3	18200	N	N	5652 S 305TH ST
11	332681	0010	5/10/02	234950	2190	0	7	2002	3	5141	N	N	29146 53RD PL S
11	332681	0070	6/7/02	234950	2190	0	7	2002	3	5231	N	N	29108 53RD PL S
11	332681	0100	7/30/02	244950	2190	0	7	2002	3	6085	N	N	29133 53RD PL S
11	332681	0120	5/29/02	244950	2190	0	7	2002	3	5843	N	N	29145 53RD PL S
11	022104	9194	6/26/01	205000	1240	600	8	1979	3	12129	Y	N	29244 59TH AV S
11	332850	0490	11/19/02	254950	1490	440	8	1987	3	9658	N	N	28825 52ND PL S
11	332850	0490	4/20/01	235500	1490	440	8	1987	3	9658	N	N	28825 52ND PL S
11	332850	0460	12/20/02	252000	1500	620	8	1987	3	9727	N	N	5113 S 288TH PL
11	664220	0360	5/13/02	282000	1540	600	8	1988	3	7736	Y	N	29678 57TH PL S
11	332850	0010	12/5/01	239950	1550	480	8	1990	3	10722	N	N	5105 S 289TH PL
11	664220	0050	9/12/02	238000	1550	380	8	1986	3	7975	N	N	29625 57TH PL S
11	022104	9172	6/13/02	245000	1730	0	8	1986	3	40500	N	N	6107 S 296TH ST
11	332850	0450	2/16/01	200000	1730	0	8	1987	3	10569	N	N	5114 S 288TH PL
11	664220	0560	9/10/02	247000	1760	510	8	1986	3	9636	N	N	29617 58TH PL S
11	664876	0080	3/19/01	227500	1870	0	8	1993	3	7878	N	N	29252 54TH PL S
11	664876	0140	7/3/01	249950	1890	0	8	1993	3	8923	N	N	29220 54TH PL S
11	664876	0160	6/28/01	250000	1940	0	8	1993	3	12217	Y	N	5424 S 292ND PL
11	664876	0050	6/18/02	239950	2070	0	8	1992	3	7082	N	N	29243 54TH PL S
11	332850	0180	6/19/01	243900	2150	0	8	1987	3	9024	N	N	5131 S 291ST ST
11	022104	9231	6/1/01	240000	2410	0	8	1996	3	10857	Y	N	5921 S 295TH PL
11	664220	0570	5/23/02	255500	2530	0	8	1987	3	9620	N	N	29621 58TH PL S
11	332850	0290	6/19/02	265950	2740	0	8	1987	3	8050	N	N	29102 52ND PL S
11	111545	0170	37109	307500	1900	1370	9	1992	3	8821	N	N	6331 S 298TH PL
11	111545	0230	37235	250000	2020	0	9	1990	3	9816	N	N	6361 S 298TH PL
11	564790	0650	7/6/01	392000	2090	1630	9	1986	3	25474	Y	N	2432 T ST NW
11	030300	0211	37337	257500	2120	0	9	1988	3	17228	N	N	30721 58TH CT S
11	664925	0140	37064	264990	2150	0	9	1988	3	7818	N	N	6113 S 296TH PL
11	664925	0340	37404	264500	2160	0	9	1988	3	8719	N	N	6043 S 298TH PL
11	664925	0520	37154	255000	2300	0	9	1988	3	8968	N	N	6044 S 298TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	111545	0220	37160	265000	2420	0	9	1990	3	9310	N	N	6355 S 298TH PL
11	111545	0120	37503	305950	2490	0	9	1990	3	11028	N	N	6311 S 298TH PL
11	664877	0140	37183	267000	2490	0	9	1990	3	8514	N	N	29509 55TH AV S
11	664925	0430	37092	276000	2490	0	9	1990	3	8851	N	N	6008 S 298TH PL
11	664925	0210	37575	295000	2620	0	9	1989	3	7829	N	N	29826 61ST AV S
11	111545	0160	37599	284990	2630	0	9	1992	3	8565	N	N	6327 S 298TH PL
11	664925	0440	37396	275800	2820	0	9	1990	3	8766	N	N	6012 S 298TH PL
11	664925	0380	3/6/02	350000	3050	0	9	1990	3	8276	Y	N	6013 S 298TH PL
12	401440	0265	7/15/02	158000	1080	0	6	1959	4	17415	N	N	4420 S 318TH ST
12	030300	0455	4/18/02	155000	1100	0	6	1952	4	14850	N	N	30566 54TH AV S
12	401440	0056	8/20/02	153000	1110	0	6	1952	3	12048	N	N	31044 42ND AV S
12	032104	9186	6/18/02	152000	1170	0	6	1976	4	8961	N	N	29401 34TH AV S
12	401440	0325	1/8/01	157700	1180	0	6	1994	3	21600	N	N	4854 S 318TH ST
12	401380	0175	10/1/01	142950	1210	0	6	1947	4	20482	N	N	30820 38TH AV S
12	032104	9078	11/21/02	176130	1330	0	6	1936	4	16117	N	N	28820 34TH AV S
12	131030	0110	5/24/01	153450	810	780	7	1976	3	7316	N	N	3343 S 290TH ST
12	131291	0040	9/13/01	179625	840	390	7	1983	3	7200	N	N	3803 S 302ND ST
12	131291	0220	3/13/02	176616	840	390	7	1984	3	9240	N	N	4002 S 302ND PL
12	131110	0230	9/17/02	186000	860	860	7	1963	4	8800	N	N	29306 37TH PL S
12	401250	0080	12/6/02	179000	880	210	7	1968	4	11438	N	N	3864 S 305TH PL
12	789550	0240	10/29/01	177000	900	470	7	1972	3	7474	N	N	29811 43RD AV S
12	401380	0207	8/7/02	143000	910	0	7	1961	3	9520	N	N	31042 38TH AV S
12	131291	0210	10/16/02	178000	940	660	7	1985	3	8475	N	N	4004 S 302ND PL
12	131291	0270	1/19/01	174999	950	570	7	1983	3	7524	N	N	4025 S 302ND PL
12	246050	0050	7/2/01	177950	960	550	7	1968	3	7980	N	N	29708 45TH AV S
12	131110	0090	3/23/01	149500	970	0	7	1962	4	9900	N	N	29321 35TH AV S
12	246060	0070	1/21/02	142000	970	0	7	1971	3	7828	N	N	29837 45TH AV S
12	246060	0190	5/15/02	177150	970	580	7	1975	3	10530	N	N	29808 45TH AV S
12	769650	0080	10/30/02	159950	970	0	7	1968	4	8424	N	N	29855 45TH PL S
12	769650	0120	4/22/02	149500	970	0	7	1968	4	7920	N	N	29852 45TH PL S
12	769660	0130	7/26/02	152000	970	0	7	1970	3	7420	N	N	4407 S 300TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	769660	0140	6/26/01	151500	970	0	7	1970	3	7420	N	N	4415 S 300TH ST
12	769660	0290	4/2/01	161600	970	0	7	1971	3	7384	N	N	30003 47TH PL S
12	769661	0200	6/29/01	170000	970	580	7	1975	3	7650	N	N	29933 48TH PL S
12	246060	0130	7/23/02	175000	980	580	7	1974	3	7446	N	N	29834 45TH AV S
12	753120	0020	4/26/02	154500	990	0	7	1968	3	8455	N	N	3524 S 295TH ST
12	337600	0010	3/27/02	146950	1010	0	7	1967	3	8400	N	N	28804 45TH PL S
12	337600	0120	6/12/02	151700	1010	0	7	1967	3	7315	N	N	28910 44TH PL S
12	555690	0240	4/18/01	157000	1010	0	7	1969	4	6175	N	N	3525 S 292ND ST
12	934650	0030	7/1/02	159950	1010	0	7	1966	3	8960	N	N	31444 44TH AV S
12	387660	0030	1/29/02	144456	1020	0	7	1967	3	9020	N	N	29529 32ND PL S
12	401380	0197	4/12/02	185000	1020	700	7	1961	3	11400	N	N	31012 38TH AV S
12	555690	0070	7/13/01	145000	1020	0	7	1975	3	5800	N	N	29105 35TH PL S
12	769661	0320	12/12/01	186450	1020	600	7	1975	3	7488	N	N	4813 S 300TH PL
12	815962	0050	6/6/02	185000	1030	710	7	1977	4	12880	N	N	4814 S 292ND ST
12	131100	0130	8/9/01	169300	1040	0	7	1962	3	7560	N	N	29027 38TH AV S
12	293500	0290	12/6/01	158000	1040	610	7	1976	3	7200	N	N	4327 S 296TH PL
12	401440	0065	11/21/02	154700	1040	0	7	1967	4	13500	N	N	31008 42ND AV S
12	131100	0720	7/25/01	174000	1050	760	7	1962	4	7360	N	N	29031 39TH AV S
12	131120	0090	2/14/02	165000	1050	460	7	1963	3	7280	N	N	3962 S 293RD ST
12	131140	0230	3/3/01	182000	1050	1040	7	1964	4	7350	N	N	29004 45TH AV S
12	131150	0130	11/20/02	179000	1050	920	7	1966	3	7812	N	N	29337 40TH AV S
12	131150	0160	2/20/02	182500	1050	440	7	1966	3	7840	N	N	29407 39TH AV S
12	131150	0180	2/14/01	160000	1050	520	7	1966	4	8820	N	N	29501 39TH AV S
12	131160	0030	11/11/02	180000	1050	800	7	1965	3	7350	N	N	29005 45TH PL S
12	131160	0210	10/30/01	168000	1050	520	7	1966	4	8280	N	N	29311 44TH PL S
12	131160	0470	12/17/01	158000	1050	0	7	1965	3	7350	N	N	29230 45TH PL S
12	131160	0550	8/24/01	174950	1050	500	7	1966	4	7260	N	N	29108 45TH PL S
12	131180	0120	7/15/02	188500	1050	480	7	1967	3	7125	N	N	4715 S 295TH PL
12	131200	0090	9/21/01	171000	1050	520	7	1964	3	7380	N	N	28835 41ST AV S
12	030200	0240	9/10/01	130000	1060	0	7	1961	3	20760	N	N	5249 S 312TH ST
12	131140	0150	2/9/01	176000	1060	1010	7	1964	4	7392	N	N	4239 S 290TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	131140	0260	4/29/02	185000	1060	1010	7	1963	3	7245	N	N	4272 S 290TH ST
12	769661	0090	10/10/02	183000	1060	310	7	1975	3	6375	N	N	4826 S 300TH PL
12	131110	0010	3/12/01	167600	1070	450	7	1962	3	8250	N	N	29230 34TH AV S
12	131110	0690	8/30/02	188000	1070	760	7	1962	3	10712	N	N	29328 36TH AV S
12	131110	0030	8/30/02	173000	1080	580	7	1962	4	8030	N	N	29304 34TH AV S
12	131120	0420	11/9/01	185754	1080	480	7	1963	3	7210	N	N	29134 43RD AV S
12	387650	0280	2/28/02	157400	1080	0	7	1967	3	7820	N	N	3205 S 295TH ST
12	401440	0237	6/25/01	162000	1080	0	7	1967	4	10500	N	N	4417 S 314TH ST
12	800110	0140	1/17/02	165900	1080	0	7	1996	3	5815	N	N	3305 S S 300TH PL
12	800110	0110	8/28/01	184950	1090	530	7	1996	3	5753	N	N	3314 S 300TH PL
12	815963	0010	5/28/02	195000	1090	410	7	1977	4	13120	N	N	29126 47TH AV S
12	815963	0070	8/15/01	197000	1090	890	7	1977	4	9450	N	N	29120 47TH AV S
12	131110	0650	7/3/01	169950	1100	600	7	1963	3	8512	N	N	3628 S 294TH PL
12	769662	0150	7/31/01	175000	1100	480	7	1976	3	7500	N	N	30024 45TH AV S
12	949180	0090	5/3/01	164000	1100	0	7	1990	3	6820	N	N	3313 S 298TH ST
12	949180	0220	2/22/02	172000	1100	0	7	1990	3	8660	N	N	3218 S 299TH ST
12	030200	0270	2/16/01	182000	1110	580	7	1978	3	16560	N	N	5404 S 314TH ST
12	131181	0100	6/25/01	185100	1110	600	7	1968	4	8500	N	N	29662 36TH PL S
12	131270	0050	7/12/01	197000	1110	960	7	1966	4	7200	N	N	29111 34TH AV S
12	030200	0210	7/26/01	159500	1120	70	7	1962	3	29400	N	N	5101 S 312TH ST
12	555680	0070	11/29/01	149950	1120	0	7	1967	3	9000	N	N	28839 40TH AV S
12	815963	0050	10/2/02	227000	1120	330	7	1977	4	12000	N	N	29109 47TH AV S
12	934650	0180	6/21/02	159000	1130	0	7	1967	3	9900	N	N	4451 S 314TH ST
12	934650	0230	6/13/02	165000	1130	0	7	1967	3	9607	N	N	4422 S 314TH ST
12	387671	0040	6/7/02	185000	1140	800	7	1978	3	7296	N	N	29727 34TH AV S
12	131111	0140	7/18/01	212000	1150	800	7	1996	3	5624	N	N	3241 S 302ND PL
12	131280	0140	9/20/01	185000	1150	1120	7	1966	3	7800	N	N	3229 S 291ST ST
12	815962	0200	10/8/01	185500	1150	290	7	1977	3	8505	N	N	4908 S 294TH ST
12	131110	0550	7/10/01	163950	1160	0	7	1962	4	7920	N	N	3518 S 293RD PL
12	131120	0300	11/7/02	190000	1160	900	7	1963	3	7950	N	N	4346 S 291ST ST
12	131120	0440	6/22/02	195000	1160	900	7	1963	4	7416	N	N	4308 S 293RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	131190	0030	2/21/02	180000	1160	570	7	1968	3	9030	N	N	4013 S 297TH PL
12	131200	0240	7/22/02	182850	1160	860	7	1965	4	7225	N	N	28812 41ST AV S
12	131160	0420	2/23/01	179950	1180	550	7	1965	4	8400	N	N	29318 45TH PL S
12	131180	0270	2/13/02	152500	1180	0	7	1967	3	7200	N	N	29507 45TH PL S
12	131280	0010	10/23/02	192000	1180	1150	7	1966	4	7500	N	N	3244 S 291ST ST
12	131290	0130	9/19/02	203500	1180	690	7	1967	4	7200	N	N	29215 32ND PL S
12	800121	0190	7/25/02	199500	1180	400	7	1978	3	7350	N	N	4626 S 289TH PL
12	131100	0610	2/20/02	159950	1190	900	7	1962	4	7210	N	N	28830 38TH AV S
12	131110	0240	9/5/01	166500	1190	0	7	1963	3	8800	N	N	3714 S 293RD PL
12	131140	0300	8/14/02	196950	1190	1140	7	1964	4	7245	N	N	4250 S 290TH ST
12	131291	0010	8/19/02	171500	1190	0	7	1985	3	7475	N	N	3717 S 302ND ST
12	131291	0060	2/19/02	158000	1190	0	7	1985	3	6820	N	N	3819 S 302ND ST
12	555680	0250	9/11/01	165000	1190	0	7	1967	3	8075	N	N	29002 40TH AV S
12	246050	0150	4/25/01	160000	1200	0	7	1968	4	7290	N	N	29601 45TH AV S
12	261670	0220	7/5/02	178000	1200	0	7	1985	3	7094	N	N	4526 S 301ST DR
12	387660	0090	9/25/02	205000	1200	900	7	1967	3	7000	N	N	3233 S 295TH PL
12	934650	0010	12/21/01	152000	1200	0	7	1966	3	9600	N	N	31464 44TH AV S
12	753120	0180	4/24/02	155000	1210	0	7	1969	4	6800	N	N	29452 34TH AV S
12	873235	0070	9/9/02	191750	1210	810	7	1978	3	7050	N	N	3629 S 298TH PL
12	873235	0180	9/20/02	200000	1210	700	7	1979	4	8400	N	N	3633 S 299TH PL
12	030200	0260	7/23/01	191500	1220	470	7	1962	3	15570	N	N	5422 S 314TH ST
12	401380	0206	8/13/01	155000	1220	0	7	1960	3	11730	N	N	31048 38TH AV S
12	815961	0250	5/7/02	205000	1220	880	7	1975	3	5605	N	N	5005 S 291ST ST
12	815963	0270	4/18/02	190000	1220	530	7	1976	3	8819	N	N	29017 46TH PL S
12	131120	0080	7/2/01	159000	1250	0	7	1963	4	7350	N	N	3956 S 293RD ST
12	131150	0360	3/27/01	157750	1250	0	7	1966	4	7350	N	N	4003 S 294TH ST
12	131150	0400	3/13/02	170000	1250	0	7	1966	3	7350	N	N	4103 S 294TH ST
12	131160	0180	5/28/02	155000	1250	0	7	1965	3	7350	N	N	29319 45TH PL S
12	131160	0570	9/13/02	165000	1250	0	7	1965	3	7210	N	N	29022 45TH PL S
12	131160	0580	2/1/02	174500	1250	0	7	1965	4	7220	N	N	29014 45TH PL S
12	131180	0030	5/4/01	157000	1250	0	7	1967	3	7200	N	N	29630 47TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	131180	0210	7/9/02	174950	1250	0	7	1967	3	7350	N	N	4706 S 295TH PL
12	131180	0400	2/25/02	161000	1250	0	7	1967	3	7650	N	N	4526 S 297TH PL
12	131190	0160	12/2/02	179950	1250	0	7	1968	3	7440	N	N	4014 S 296TH ST
12	131190	0250	3/23/01	170000	1250	0	7	1968	3	7000	N	N	29701 40TH PL S
12	131210	0170	11/13/02	178500	1250	0	7	1966	4	8250	N	N	3454 S 290TH ST
12	131210	0170	8/15/01	157500	1250	0	7	1966	4	8250	N	N	3454 S 290TH ST
12	934650	0170	7/27/01	164950	1250	0	7	1967	3	9450	N	N	4447 S 314TH ST
12	387671	0120	7/23/01	178000	1260	540	7	1978	3	7200	N	N	29726 32ND PL S
12	387660	0120	11/14/02	158000	1270	510	7	1967	3	6600	N	N	3222 S 295TH PL
12	248250	0030	5/10/02	150000	1280	0	7	1967	3	9782	N	N	30656 MILITARY RD S
12	131210	0070	4/24/01	153000	1290	0	7	1967	4	6300	N	N	3420 S 290TH ST
12	387650	0090	4/18/01	163000	1300	0	7	1967	3	7920	N	N	29401 33RD AV S
12	769663	0150	4/16/01	162400	1300	0	7	1976	3	7500	N	N	30023 42ND PL S
12	131111	0030	5/15/02	185000	1310	0	7	1995	3	6600	N	N	3216 S 302ND PL
12	608460	0380	7/17/02	214950	1310	420	7	1985	3	7221	N	N	30837 47TH AV S
12	387670	0120	7/23/02	173000	1320	0	7	1967	3	8280	N	N	29606 32ND PL S
12	769650	0310	4/24/02	158950	1320	0	7	1971	3	7380	N	N	29800 47TH PL S
12	769650	0380	10/22/01	160000	1320	0	7	1968	4	7410	N	N	29804 45TH PL S
12	815963	0160	1/30/01	162500	1320	0	7	1976	4	7125	N	N	4621 S 290TH PL
12	815963	0240	8/28/02	194500	1320	0	7	1976	3	9691	N	N	28915 46TH PL S
12	131160	0490	3/16/01	194000	1330	800	7	1966	4	8400	N	N	29218 45TH PL S
12	131160	0520	6/26/01	182480	1330	750	7	1965	4	8000	N	N	29206 45TH PL S
12	131191	0060	7/25/02	195275	1330	850	7	1967	3	7200	N	N	29630 41ST PL S
12	261670	0020	1/18/02	184900	1330	0	7	1985	3	7538	N	N	5010 S 301ST DR
12	261670	0140	4/13/01	171900	1330	0	7	1987	3	7497	N	N	4724 S 301ST DR
12	261670	0440	7/20/01	177500	1330	0	7	1987	3	7500	N	N	4513 S 301ST DR
12	261670	0450	6/21/02	174000	1330	0	7	1987	3	9831	N	N	4523 S 301ST DR
12	204800	0270	10/28/02	188900	1350	0	7	2001	3	3219	N	N	3326 S 301ST PL
12	204800	0280	3/28/02	188900	1350	0	7	2001	3	3307	N	N	3322 S 301ST PL
12	274400	0040	1/22/02	210000	1350	440	7	1987	3	8251	N	N	28831 43RD PL S
12	401250	0140	12/26/01	210000	1350	0	7	1955	4	9450	N	N	3859 S 305TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	789560	0070	7/5/01	158000	1350	0	7	1970	3	8228	N	N	29933 43RD AV S
12	131150	0310	10/3/01	146000	1360	0	7	1966	4	7900	N	N	29504 39TH AV S
12	387670	0060	9/4/02	172500	1370	0	7	1967	3	7600	N	N	3204 S 296TH PL
12	401440	0210	6/10/02	165000	1380	0	7	1993	3	15000	N	N	31901 44TH AV S
12	789550	0500	3/12/01	174950	1380	470	7	1971	3	7458	N	N	4332 S 299TH ST
12	261670	0550	5/21/02	188000	1390	0	7	1985	3	10352	N	N	30151 46TH AV S
12	949180	0120	9/27/01	175000	1390	0	7	1990	3	9942	N	N	29819 34TH AV S
12	401440	0064	11/21/02	167000	1400	0	7	1968	4	13500	N	N	31006 42ND AV S
12	555680	0320	7/15/02	194950	1410	0	7	1967	4	7700	N	N	28820 40TH AV S
12	608460	0370	2/6/02	194000	1410	0	7	1985	3	7220	N	N	30831 47TH AV S
12	608460	1060	10/10/02	196000	1420	350	7	1986	3	8640	N	N	4825 S 308TH ST
12	661850	0060	7/15/02	199950	1420	0	7	1991	3	8391	N	N	29723 48TH AV S
12	800110	0150	2/5/02	208000	1420	380	7	1996	3	5741	N	N	3311 S 300TH PL
12	032104	9147	11/21/02	150900	1430	0	7	1964	3	7405	N	N	28851 34TH AV S
12	131120	0380	9/21/01	170000	1430	300	7	1963	3	7210	N	N	29102 43RD AV S
12	608460	0150	11/13/02	210000	1432	0	7	1987	4	6652	N	N	30722 48TH AV S
12	608460	0270	5/4/01	193000	1432	0	7	1986	3	7556	N	N	4720 S 308TH ST
12	608460	0390	1/19/01	184500	1432	0	7	1985	3	7920	N	N	30843 47TH AV S
12	608460	0670	8/15/01	170600	1440	0	7	1987	3	6734	N	N	30817 50TH AV S
12	030200	0405	8/29/01	169950	1450	0	7	1962	4	14025	N	N	31461 54TH AV S
12	131140	0190	8/7/02	175000	1450	0	7	1964	4	7392	N	N	4263 S 290TH ST
12	131150	0220	12/17/02	169500	1450	0	7	1966	4	10350	N	N	29520 38TH PL S
12	131150	0340	4/1/02	167963	1450	0	7	1966	3	7227	N	N	3901 S 294TH ST
12	131160	0160	6/24/02	184500	1450	0	7	1965	4	7350	N	N	29307 45TH PL S
12	131180	0220	7/5/01	162000	1450	0	7	1967	3	7560	N	N	4700 S 295TH PL
12	032104	9195	10/7/02	186000	1460	180	7	1977	3	10890	N	N	30019 38TH AV S
12	131190	0220	10/26/01	165000	1480	0	7	1968	3	7000	N	N	29625 40TH PL S
12	815961	0040	3/27/02	174200	1490	0	7	1975	3	10591	N	N	29006 50TH PL S
12	131111	0180	7/16/01	172000	1500	0	7	1996	3	6599	N	N	3217 S 302ND PL
12	131190	0070	7/16/01	230000	1500	840	7	1968	3	7200	N	N	4004 S 297TH PL
12	856324	0190	9/14/01	172500	1500	0	7	1978	3	7500	N	N	29720 39TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	204800	0320	4/23/02	179900	1520	0	7	2001	3	2515	N	N	3315 S 301ST PL
12	204800	0400	4/15/02	183900	1520	0	7	2001	3	3115	N	N	30054 34TH AV S
12	204800	0420	1/16/02	180000	1520	0	7	2001	3	3115	N	N	30042 34TH AV S
12	541320	0020	8/15/02	209000	1530	0	7	1990	3	7206	N	N	3408 S 298TH PL
12	541320	0070	5/16/02	191000	1530	0	7	1990	3	7309	N	N	3409 S 298TH PL
12	401380	0126	8/2/02	174950	1540	0	7	1961	4	11330	N	N	30404 38TH AV S
12	769660	0020	11/19/02	174950	1540	0	7	1973	3	7300	N	N	30047 45TH PL S
12	949180	0040	12/24/02	197000	1540	0	7	1990	3	10332	N	N	3221 S 298TH ST
12	949180	0270	11/4/02	205000	1540	0	7	1990	3	7323	N	N	3211 S 299TH ST
12	131110	0060	6/21/01	169950	1550	0	7	1962	4	8000	N	N	29345 35TH AV S
12	131191	0140	10/9/02	185000	1550	0	7	1968	3	7875	N	N	4104 S 296TH ST
12	204800	0310	12/2/02	182900	1550	0	7	2001	3	2962	N	N	3307 S 301ST PL
12	204800	0390	4/23/02	183900	1550	0	7	2001	3	3115	N	N	30060 34TH AV S
12	204800	0410	2/14/02	183000	1550	0	7	2001	3	3115	N	N	30048 34TH AV S
12	131291	0330	11/26/01	180000	1560	0	7	1984	3	14352	N	N	4107 S 302ND PL
12	551560	0195	9/5/02	178500	1560	0	7	1943	3	28260	N	N	30663 MILITARY RD S
12	608460	0940	6/27/01	205000	1570	0	7	1985	3	7200	N	N	30836 47TH AV S
12	949180	0050	3/21/02	188000	1570	0	7	1990	3	10690	N	N	3227 S 298TH ST
12	949180	0200	6/21/02	190000	1570	0	7	1990	3	9535	N	N	3226 S 299TH ST
12	261670	0540	9/25/02	165169	1580	0	7	1985	3	9179	N	N	30147 46TH AV S
12	769650	0300	3/27/02	203000	1580	0	7	1971	4	7700	N	N	29802 47TH PL S
12	769662	0040	4/15/02	177500	1580	0	7	1976	3	7200	N	N	30032 46TH AV S
12	769663	0450	11/23/01	185000	1580	0	7	1976	4	7272	N	N	4311 S 300TH PL
12	789550	0250	8/28/01	157500	1580	0	7	1971	3	7400	N	N	29825 43RD AV S
12	131110	0340	4/6/01	174700	1590	0	7	1965	4	8470	N	N	29362 38TH PL S
12	608460	1070	5/28/02	202500	1590	0	7	1988	3	9346	N	N	4831 S 308TH ST
12	565150	0020	9/10/01	195500	1600	0	7	1989	3	7222	N	N	5013 S 299TH PL
12	565150	0070	2/26/02	185000	1600	0	7	1989	3	7201	N	N	29922 50TH CT S
12	204800	0140	3/14/02	184900	1610	0	7	2001	3	3037	N	N	30143 36TH PL S
12	608460	0610	4/10/01	202000	1610	0	7	1985	3	12004	N	N	30814 50TH AV S
12	204800	0130	6/29/02	181500	1620	0	7	2002	3	2961	N	N	30137 36TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	248250	0070	12/28/01	184000	1620	0	7	1968	3	15582	N	N	30615 34TH PL S
12	293500	0060	7/23/02	172450	1620	0	7	1976	3	6862	N	N	4233 S 297TH PL
12	769662	0190	4/1/02	160000	1620	0	7	1976	3	7200	N	N	30023 45TH AV S
12	769663	0020	4/5/02	176000	1620	0	7	1976	3	7076	N	N	30024 44TH CT S
12	769663	0130	8/22/02	190000	1620	0	7	1976	4	8750	N	N	30013 42ND PL S
12	815961	0130	12/21/02	171621	1620	0	7	1975	3	6726	N	N	29007 50TH AV S
12	131292	0060	7/23/01	184950	1630	0	7	1991	3	10969	N	N	30236 38TH PL S
12	204800	0260	9/25/02	186900	1630	0	7	2002	3	3555	N	N	3328 S 301ST PL
12	608460	0340	3/15/02	204000	1630	0	7	1986	3	7217	N	N	30813 47TH AV S
12	661850	0140	4/10/01	214900	1630	0	7	1991	3	8406	N	N	29716 48TH AV S
12	131210	0110	2/23/01	155000	1640	0	7	1966	4	9000	N	N	28856 34TH AV S
12	555680	0270	6/24/02	157000	1640	0	7	1967	3	8100	N	N	28850 40TH AV S
12	131280	0160	5/17/02	175000	1660	0	7	1966	4	7740	N	N	3243 S 291ST ST
12	261670	0270	2/20/01	175500	1660	0	7	1987	3	8613	N	N	4414 S 301ST DR
12	030300	0500	12/18/01	140000	1670	0	7	1962	3	13280	N	N	5237 S 305TH ST
12	030200	0595	7/23/01	184900	1680	0	7	1962	3	22860	N	N	31034 55TH AV S
12	131100	0210	11/5/01	165000	1680	0	7	1962	3	10925	N	N	3818 S 292ND PL
12	769661	0030	7/23/01	178500	1680	0	7	1975	3	6699	N	N	5006 S 300TH PL
12	608460	0660	4/24/01	213500	1720	0	7	1987	3	6847	N	N	30311 50TH AV S
12	131100	0080	7/10/02	199000	1760	0	7	1962	4	7350	N	N	28849 38TH AV S
12	949180	0170	12/11/02	188000	1760	0	7	1990	3	15346	N	N	3316 S 299TH ST
12	949180	0210	10/22/01	209000	1760	0	7	1990	3	9057	N	N	3222 S 299TH ST
12	131191	0130	5/25/01	176000	1840	0	7	1968	3	6868	N	N	4112 S 296TH ST
12	800110	0200	3/16/01	208000	1920	0	7	1996	3	6813	N	N	3337 S S 300TH PL
12	934650	0100	8/22/02	193575	1930	0	7	1991	3	9600	N	N	31505 46TH AV S
12	608460	0930	4/9/01	209950	1940	0	7	1985	3	7485	N	N	30844 47TH AV S
12	274400	0010	6/15/01	209000	1950	0	7	1990	3	8251	N	N	28813 43RD PL S
12	726320	0055	10/9/02	219950	1960	0	7	1990	3	34500	N	N	3135 S 299TH ST
12	545070	0010	6/21/01	221900	2020	0	7	2001	3	7585	N	N	29809 48TH AV S
12	555690	0320	10/18/02	200000	2050	0	7	1974	3	8316	N	N	3517 S 291ST ST
12	789550	0620	7/23/01	164999	2090	0	7	1971	4	7840	N	N	29804 43RD PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	401440	0106	10/21/02	235000	2180	0	7	1953	4	20000	N	N	30836 44TH AV S
12	815962	0360	12/12/01	225000	2400	0	7	1975	4	8010	N	N	4921 S 292ND ST
12	551560	0151	11/28/01	170000	2540	0	7	1955	3	10000	N	N	3416 S 312TH ST
12	949180	0130	7/25/01	235000	2570	0	7	1990	3	11357	N	N	29823 34TH AV S
12	800110	0190	9/12/02	252500	2850	0	7	1996	3	8202	N	N	3331 S S 300TH PL
12	401380	0055	6/5/02	300000	1200	530	8	1961	4	28040	Y	Y	30629 38TH AV S
12	800145	0420	11/22/02	247900	1350	1270	8	1990	3	16150	N	N	31321 47TH AV S
12	240860	0070	8/12/02	255000	1424	448	8	1996	3	18632	N	N	3223 S 314TH PL
12	030200	0275	8/21/02	260000	1440	950	8	1967	3	19740	N	N	5400 S 314TH ST
12	800145	0470	12/30/02	206000	1700	0	8	1990	3	9391	N	N	4423 S 313TH ST
12	401440	0283	11/13/02	171600	1750	0	8	1976	3	18538	N	N	31701 46TH PL S
12	800140	0020	3/8/02	203000	1830	0	8	1988	3	11972	N	N	5014 S 310TH PL
12	401380	0162	10/28/02	245000	1850	0	8	1984	3	19850	N	N	3832 S 307TH PL
12	800145	0240	1/5/01	213000	1860	0	8	1990	3	15870	N	N	31423 48TH AV S
12	800160	0180	3/25/02	239950	1910	610	8	1989	3	8687	N	N	4920 S 315TH PL
12	800140	0080	9/17/02	221500	2060	0	8	1988	3	11997	N	N	4834 S 311TH CT
12	800140	0060	12/17/01	215000	2080	0	8	1989	3	11821	N	N	4910 S 310TH PL
12	800140	0150	10/3/02	249950	2090	0	8	1988	3	13850	N	N	4821 S 311TH CT
12	800145	0090	3/7/02	260500	2240	0	8	1990	3	20586	N	N	4712 S 313TH ST
12	800140	0310	8/8/02	264000	2250	0	8	1988	3	11797	N	N	31312 49TH AV S
12	800145	0100	1/8/01	250000	2410	0	8	1989	3	21693	N	N	4720 S 313TH ST
12	800160	0050	9/10/02	255000	2440	0	8	1988	3	8250	N	N	31343 49TH AV S
12	401320	0120	1/10/02	357000	2650	0	9	1997	3	20651	N	Y	30640 34TH PL S

**Improved Sales Removed from this Annual Update Analysis**

**Area 27**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	005950	0170	10/01	261250	QUESTIONABLE PER SALES IDENTIFICATION
6	011000	0160	04/01	205000	Fair Condition; possible remod
6	131050	0050	03/02	207450	RELOCATION - SALE BY SERVICE
6	131050	0050	08/01	207450	RELOCATION - SALE TO SERVICE
6	131050	0270	07/02	68500	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
6	131070	0310	12/02	239500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	131096	0190	07/01	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	131097	0350	05/01	199000	QUESTIONABLE PER SALES IDENTIFICATION
6	131099	0260	06/02	280000	RELOCATION - SALE BY SERVICE
6	131099	0260	06/02	280000	RELOCATION - SALE TO SERVICE
6	155520	0130	11/01	155850	RELOCATION - SALE BY SERVICE
6	155520	0130	06/01	155850	RELOCATION - SALE TO SERVICE
6	155520	0240	09/01	151000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	155520	0410	05/01	51914	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
6	222204	9091	09/02	67000	Prevlmp<=10K
6	222204	9108	06/02	161250	Diagnostic Outlier
6	272204	9053	05/01	201500	Large Lot: not enough for analysis
6	272204	9056	07/01	118400	Grade 5: not enough for analysis
6	272204	9083	02/02	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	272204	9111	08/02	181280	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	272204	9134	01/02	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	272204	9136	01/01	119398	GOVERNMENT AGENCY
6	272204	9136	06/01	126091	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	289510	0050	01/01	89328	DORRatio
6	383250	0090	08/01	138000	QUIT CLAIM DEED
6	383260	0170	08/02	95000	Diagnostic Outlier
6	383260	0290	10/01	155821	EXEMPT FROM EXCISE TAX
6	383271	0850	05/01	71313	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
6	533570	0040	07/02	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	538760	0040	05/01	175000	RELOCATION - SALE BY SERVICE Obsol
6	666902	0550	02/02	199950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	763340	0040	05/02	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	796770	0490	06/02	153000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	796770	0490	11/01	139500	EXEMPT FROM EXCISE TAX
6	796860	0015	04/01	182001	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	796860	0040	01/01	57000	QUIT CLAIM DEED; OTHER WARNINGS DORRatio

**Improved Sales Removed from this Annual Update Analysis**

**Area 27**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	807540	0260	10/02	149950	Fair Condition
6	807540	0290	04/02	149900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	807540	0450	09/02	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	807540	0470	09/01	65992	DORRatio
6	885760	1000	01/02	110000	NON-REPRESENTATIVE SALE
6	886000	0005	09/02	100000	Diagnostic Outlier
6	886000	0010	01/02	169950	Fair Condition; possible remod
6	886000	0245	04/02	154900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	983580	0260	03/01	56118	DORRatio
6	983580	0690	04/02	152900	QUESTIONABLE PER SALES IDENTIFICATION
6	983580	0720	03/01	79833	DORRatio
9	026940	0110	07/02	164900	Fair Condition
9	026950	0060	03/02	73000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
9	259565	0230	10/02	102404	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
9	259565	0240	09/01	259950	RELOCATION - SALE BY SERVICE
9	259565	0240	09/01	259950	RELOCATION - SALE TO SERVICE
9	298950	0060	09/01	286500	Diagnostic Outlier
9	298950	0120	09/02	298500	%Compl ActivePermitBeforeSale>25K
9	298950	0130	11/02	301000	%Compl ActivePermitBeforeSale>25K
9	298950	0160	06/02	299900	Diagnostic Outlier
9	298950	0170	07/02	304900	%Compl ActivePermitBeforeSale>25K
9	342204	9116	02/01	180000	Diagnostic Outlier
9	342204	9127	09/01	325000	Diagnostic Outlier
9	352204	9037	09/02	190000	Grade 3, not enough for analysis
9	352204	9044	01/02	237000	Diagnostic Outlier
9	352204	9081	04/02	288500	FORCED SALE
9	387390	0130	03/02	100000	Diagnostic Outlier
9	387390	0290	05/02	173000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	387400	0030	09/01	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	387400	0210	05/01	152013	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	387400	0350	05/01	148000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	387401	0060	02/02	166739	EXEMPT FROM EXCISE TAX
9	440115	0140	12/02	262000	RELOCATION - SALE TO SERVICE
9	546210	0250	01/01	137500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	572900	0080	11/02	500000	Diagnostic Outlier
9	572900	0090	05/01	165500	ImpCount0 %Compl DORRatio
9	796720	0200	08/02	234950	RELATED PARTY, FRIEND, OR NEIGHBOR
9	796760	0010	08/02	150300	EXEMPT FROM EXCISE TAX
9	796760	0090	03/02	175000	BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea
9	796760	0221	08/01	1500	DORRatio
9	796760	0232	03/01	337500	Diagnostic Outlier

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	796760	0294	03/02	210000	Diagnostic Outlier
9	796765	0100	11/01	276990	Diagnostic Outlier
9	796765	0140	10/01	285500	Diagnostic Outlier
9	796790	0230	05/02	264000	UnFinArea
9	951093	0300	06/02	360000	RELOCATION - SALE BY SERVICE
9	951093	0300	06/02	360000	RELOCATION - SALE TO SERVICE
9	951093	0470	09/01	200000	NON-REPRESENTATIVE SALE
9	951096	0060	09/02	358000	%Compl ActivePermitBeforeSale>25K
9	951096	0570	12/02	337900	%Compl ActivePermitBeforeSale>25K
9	951096	0580	11/02	349900	%Compl ActivePermitBeforeSale>25K
9	951096	0600	12/02	359900	Diagnostic Outlier
9	951096	0620	08/02	364500	%Compl ActivePermitBeforeSale>25K
11	022104	9104	12/01	181645	RELATED PARTY, FRIEND, OR NEIGHBOR
11	022104	9230	06/01	92741	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
11	030300	0195	10/02	142871	RELATED PARTY, FRIEND, OR NEIGHBOR
11	111545	0290	11/02	22244	DORRatio
11	221480	0250	08/02	199340	EXEMPT FROM EXCISE TAX
11	221480	0640	02/02	165101	EXEMPT FROM EXCISE TAX
11	221480	0810	03/02	181000	RELOCATION - SALE BY SERVICE
11	221480	0810	11/01	181000	RELOCATION - SALE TO SERVICE
11	286560	0040	02/01	194950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	332951	0490	02/02	51000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
11	332951	0770	11/01	70000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
11	332952	0080	06/01	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	564790	0460	04/01	90000	DORRatio
11	664877	0070	01/02	67346	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
11	664925	0230	05/02	247500	BANKRUPTCY - RECEIVER OR TRUSTEE
11	664925	0230	10/01	217900	EXEMPT FROM EXCISE TAX
12	030200	0055	10/02	114500	Fair Condition
12	030200	0150	11/02	185036	Diagnostic Outlier
12	030200	0170	08/01	3000	DORRatio
12	030200	0310	05/02	75000	STATEMENT TO DOR DORRatio
12	030200	0355	06/02	105000	Fair Condition
12	030200	0580	06/02	177000	UnFinArea
12	032104	9031	06/01	169950	Obsol
12	032104	9033	07/02	193500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	032104	9036	09/01	200000	Large Lot: not enough for analysis
12	032104	9097	10/02	125000	GOVERNMENT AGENCY
12	131100	0600	12/01	95000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	131100	0660	08/02	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	131100	0760	06/01	63557	DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
12	131110	0420	09/01	64940	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
12	131120	0050	05/02	182000	BANKRUPTCY - RECEIVER OR TRUSTEE
12	131150	0320	05/01	146500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	131150	0380	08/01	171000	Very good condition, not enough for analysis
12	131160	0190	12/01	149900	RELOCATION - SALE BY SERVICE
12	131160	0190	10/01	149900	RELOCATION - SALE TO SERVICE
12	131180	0140	10/01	168000	STATEMENT TO DOR
12	131180	0360	02/02	53500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	131180	0590	01/02	150000	Diagnostic Outlier
12	131191	0070	04/02	120847	RELATED PARTY, FRIEND, OR NEIGHBOR
12	131191	0180	06/01	99603	RELATED PARTY, FRIEND, OR NEIGHBOR
12	131280	0060	03/01	134000	Diagnostic Outlier
12	131290	0190	03/01	159000	QUESTIONABLE PER SALES IDENTIFICATION
12	131292	0010	03/02	59667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	131292	0040	01/01	87534	DORRatio
12	204800	0160	09/02	184900	%Compl ActivePermitBeforeSale>25K
12	204800	0360	02/02	191900	Diagnostic Outlier
12	246050	0170	08/02	50300	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	274400	0060	03/02	29150	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	401320	0245	01/01	120000	Diagnostic Outlier
12	401380	0105	12/02	365000	ImpCount
12	401380	0180	07/01	125000	NON-REPRESENTATIVE SALE
12	401380	0196	03/01	365000	Duplex, not enough for analysis
12	401380	0213	06/01	128000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	401440	0303	03/02	240811	EXEMPT FROM EXCISE TAX
12	401440	0327	11/02	239000	Diagnostic Outlier
12	541320	0040	07/02	153100	EXEMPT FROM EXCISE TAX
12	551560	0163	07/02	317573	PERSONAL PROPERTY INCLUDED; OTHER WARNINGS
12	551560	0170	01/01	250000	Diagnostic Outlier
12	555680	0090	11/02	108100	Diagnostic Outlier
12	555690	0040	05/01	115000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	555690	0290	05/01	98000	NON-REPRESENTATIVE SALE
12	555690	0290	02/01	34516	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	608460	0780	12/02	157836	BANKRUPTCY - RECEIVER OR TRUSTEE
12	608460	0780	02/01	146070	BANKRUPTCY - RECEIVER OR TRUSTEE
12	608460	0790	01/02	72921	DORRatio
12	769660	0230	06/02	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	769661	0250	12/02	100000	DORRatio
12	769662	0270	09/01	168000	RELOCATION - SALE BY SERVICE
12	769662	0270	09/01	168000	RELOCATION - SALE TO SERVICE
12	769663	0390	06/01	172500	ESTATE ADMINISTRATOR, GUARDIAN, OR

***Improved Sales Removed from this Annual Update Analysis***

**Area 27**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
					EXECUTOR
12	789550	0380	06/02	130000	Diagnostic Outlier
12	800145	0040	12/01	35000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
12	800145	0320	04/02	251400	RELOCATION - SALE BY SERVICE
12	800145	0320	02/02	251400	RELOCATION - SALE TO SERVICE
12	800160	0200	08/02	269500	RELOCATION - SALE BY SERVICE
12	800160	0200	08/02	269500	RELOCATION - SALE TO SERVICE
12	815961	0160	12/01	34427	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	815962	0170	07/02	166900	BANKRUPTCY - RECEIVER OR TRUSTEE
12	815962	0260	03/02	212000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	815963	0190	08/01	176000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	815963	0230	07/01	83887	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	934650	0250	02/01	135500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	949180	0140	02/02	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	949180	0150	02/01	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	949180	0300	01/02	81094	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
**Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	222204	9064	1/31/01	35000	19178	N	N
6	272204	9085	4/18/01	57500	24496	N	N
6	272204	9253	4/10/02	52500	15074	N	N
6	677780	60	3/25/02	65000	12000	Y	N
9	342204	9140	1/25/02	140000	98445	Y	N
9	342204	9173	7/16/01	25000	10454	N	N
9	342204	9262	2/14/01	77000	35283	N	N
9	572900	60	8/2/01	75000	9750	N	N
9	951096	70	7/23/02	102000	7692	N	N
9	951096	120	5/21/02	95000	10188	N	N
12	401440	101	1/4/01	90000	47311	N	N
12	401440	200	1/29/01	90000	100188	N	N
12	401440	211	6/14/02	69000	194277	N	N
12	401440	306	11/5/02	75000	40690	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	951096	20	10/02	290800	New Imp not yet picked up
11	22104	9234	5/01	410000	Sale to developer, DORRatio